



Ref: 0059

## A wonderful small building near Umag - new building

Umag, Umag

### 245.000 EUR

2

1,0 km

2

2024

72,6 m<sup>2</sup>

### DESCRIPTION

PROMOTION: - 8% off the advertised price

The building is located in Murine, only 2,000 m away from the center of Umag. The building consists of 8 residential units, with 4 units on the ground floor and 4 units on the first floor.

Each apartment is unique in its own way and will have a sea view. The apartment consists of a hallway, living room and kitchen, 2 bedrooms, 2 bathrooms, and a terrace measuring 11.88 m<sup>2</sup>. It also includes a basement of 11 m<sup>2</sup>, and each apartment has one parking space as well as the possibility to charge an electric car. The apartment will have underfloor heating and an inverter air conditioner (heating, cooling). Nearby the property are: a beach 1000 m away, a restaurant 50 m away, a bakery 50 m away, and a playground 50 m away.

Unit D

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### LOCATION

- Sea view
- Orientation: West
- Distance to the sea: 1000 m
- Distance to the beach: 1000 m
- Distance to town centre: 2000 m

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Number of bathrooms: 2
- Terrace
- Storage room

### BUILDING & CONDITION

- Year built: 2024
- Construction stage: Completed
- Property condition: Newly built

### HEATING

- Primary heating: Underfloor heating
- Energy source: Electricity
- Underfloor heating
- Air conditioning

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## UTILITIES & CONNECTIONS

- Sewerage
- Fibre internet

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## DOCUMENTATION

- Building permit
- Energy rating: A+