



Ref: 0117

## Apartment in the center of Umag

Umag, Umag

### 220.000 EUR

2

2

53 m<sup>2</sup>

200

### DESCRIPTION

An apartment of 53 m<sup>2</sup> is for sale, located on the first floor of an old town building in Umag. This property offers a functional layout with two bedrooms and a living room, providing quality living space in an attractive part of the city.

The apartment is east-facing, allowing plenty of natural light during the morning hours. A special asset is the terrace that extends the living area and is ideal for relaxation or socializing. Heating is provided by electricity, and for additional comfort, there is an air conditioning unit that ensures a pleasant temperature throughout the year. The Energy Certificate A guarantees high energy efficiency.

The apartment's location in Umag allows quick access to all important amenities and infrastructural advantages of this coastal town. Proximity to the sea, shops, restaurants, and other urban conveniences makes this property extremely attractive for various buyer profiles.

For more information or to arrange a viewing, feel free to contact us. Viewings are possible with a one-day advance notice.

For more information:

Nenad Krnić  
Tel: +385 98 1912201  
Email: nenokrnic@yahoo.com

ID NEKRETNINE: iro-555736

### LOCATION

- Orientation: East
- Distance to the beach: 200 m

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Floor: 1
- Number of bathrooms: 2
- Terrace

### BUILDING & CONDITION

- Year built: 200

### HEATING

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

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## UTILITIES & CONNECTIONS

- Sewerage
- Fibre internet

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## DOCUMENTATION

- Building permit
- Energy rating: A
- Occupancy permit