



Ref: 0046

## Flat in the center of Umag

Umag, Umag

### 245.000 EUR

 2

 750 m

 2

 1

 87,1 m<sup>2</sup>

 2024

### DESCRIPTION

The apartment has a total of 87.10 m<sup>2</sup>, of which 53.07 m<sup>2</sup> of internal space, a terrace of 6.36 m<sup>2</sup>, a storage room, outdoor parking and a garage.

The Centurion Residences project is located in Umag, in the immediate vicinity of all important facilities. It is enough to point out that there are shops, a kindergarten, a school, a health center, sports fields, cafes and restaurants in the immediate vicinity.

At the same time, it is within walking distance of the first city beaches, the city center and promenades, which is what the project is all about makes it an ideal choice for living both for young working families and for those looking for rest and peace, either in the summer months or during the whole year.

Centurion Residences is a perfect example of modern new construction. The building consists of four entrances and a total of 122 apartments.

What you get by buying an apartment in Centurion Residence:

- Construction quality and selected materials
- Belonging garden next to ground floor apartments
- 1 or 2 parking spaces next to each apartment/
- Covered parking and garage
- PVC exterior carpentry
- Multi split air conditioning system
- Reinforced concrete monolithic construction
- ETICS facade system, thermal insulation 10 cm thick. First-class fittings from renowned manufacturers.
- First-class ceramics in large formats
- First-class parquet in all rooms

Deadline for completion June 2025 (1-26)

For more information:

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### LOCATION

- Distance to the sea: 750 m
- Distance to town centre: 500 m

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Number of bathrooms: 2
- Floor: 1
- Lift
- Parking: 1

## BUILDING & CONDITION

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

## HEATING

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

## UTILITIES & CONNECTIONS

- Sewerage
- Fibre internet

## DOCUMENTATION

- Energy rating: A+