



Ref: 0068

## New Build Apartment Near Umag, Lovrečica - Ground Floor Apartment

Umag, Umag

### 270.000 EUR

🚗 2

☀️ 500 m

🛏️ 2

📅 2024

🏠 60 m<sup>2</sup>

### DESCRIPTION

An apartment in a newly built building with 12 apartments is for sale, located only 500 meters from the sea, near Lovrečica, close to Umag. The ground floor apartment has 60 m<sup>2</sup> and consists of an entrance area, living room, two bedrooms, and a bathroom. Ceramic tiles are installed in the hallway and bathroom, while parquet flooring is laid in the living room and bedrooms. The living room provides access to a landscaped garden, and the apartment includes a storage room and one parking space in the garage.

One of the main advantages of this property is access to a shared heated swimming pool (6x12 m), which will be located in front of the building.

The apartment is constructed using high-quality materials, with an emphasis on functionality and comfort. It is equipped with underfloor heating powered by a heat pump, while air conditioning units ensure comfortable cooling, all controllable via a mobile application. PVC joinery with triple glazing, insect screens, and electric shutters ensures high energy efficiency. Floors are covered with modern ceramic tiles, while the hallways and terraces in the building are finished with elegant granite stone.

For more information or to arrange a viewing, please contact us.

For more information:

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### LOCATION

- Orientation: West
- Distance to the sea: 500 m
- Distance to the beach: 500 m
- Distance to town centre: 4000 m

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Number of bathrooms: 2
- Floor: Ground floor
- Storage room

### FEATURES & AMENITIES

- Swimming pool

### BUILDING & CONDITION

- Year built: 2024
- Construction stage: Completed

- Property condition: Newly built

## HEATING

- Primary heating: Air conditioning

- Air conditioning

## UTILITIES & CONNECTIONS

- Fibre internet

## DOCUMENTATION

- Building permit