



Ref: 0028

## Perfect opportunity to create the home of your dreams

Umag, Umag

### 297.000 EUR

🚗 2

🏠 2

📏 84,06 m<sup>2</sup>

☀️ 3,0 km

🚗 1

📅 2024

STAN 4			
	NETO	KEFICIJENT	NETO
HODNIK	7.30	1	7.30
KUPATILO	5.45	1	5.45
WC	3.88	1	3.88
DN. BORAVAK	34.43	1	34.43
SP SOBA 1	15.71	1	15.71
SP SOBA 2	11.22	1	11.22
LOBA 1	8,10	0,75	6,07
<b>UKUPNO ST. 4</b>			<b>84,06</b>

### DESCRIPTION

Embrace the opportunity to shape your ideal living space with this contemporary 2-bedroom flat currently under construction! Situated in a prime location just minutes from the Southeast Side, this soon-to-be-completed residence offers the perfect blend of style, comfort, and convenience.

Apartment S4 with a total net area of 84.06 m2 consists of an entrance hall, living room with kitchen and dining room designed according to the "open space" principle, two bedrooms, a bathroom, a toilet and a loggia with a beautiful view of the greenery of Istrian country side.

The apartment also has one parking space.

Ad ons included in the price:

- floor heating
- air conditioning
- aluminum carpentry
- polymer floors on terraces and loggias
- parquet floors throughout the apartment, except for the bathroom and toilet
- parking spaces with an electric connection for charging the vehicle

The stated price of the property does not include VAT.

Planned completion of works in 2024.

For more information:

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

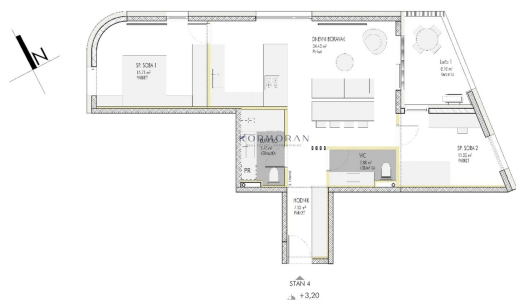
ID NEKRETNINE: S4 - 490

### LOCATION

- Orientation: North
- Distance to the beach: 3000 m
- Distance to the sea: 3000 m
- Distance to town centre: 2500 m

### ROOMS & FLOOR LEVEL

- Number of bedrooms: 2
- Number of bathrooms: 2
- Number of toilets: 1
- Floor: 1
- Number of floors: 2
- Lift
- Balcony
- Parking: 1



## BUILDING & CONDITION

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

## HEATING

- Primary heating: Underfloor heating
- Underfloor heating

## DOCUMENTATION

- Energy rating: A+