



## 1. KAT

| STAN 2             |         |            |              |
|--------------------|---------|------------|--------------|
|                    | MJERENO | KEFIČIJENT | NETO         |
| HODNIK             | 11,10   | 1          | 11,10        |
| DN. BORAVAK        | 30,81   | 1          | 30,81        |
| WC                 | 3,16    | 1          | 3,16         |
| SP SOBA 1          | 11,98   | 1          | 11,98        |
| SP SOBA 2          | 12,08   | 1          | 12,08        |
| KUPATILO 1         | 6,47    | 1          | 6,47         |
| LODA               | 22,23   | 0,75       | 16,67        |
| <b>UKUPNO ST 2</b> |         |            | <b>92,27</b> |

Ref: 0029

## Perfect opportunity to create the home of your dreams

Umag, Umag

### 324.000 EUR

2

3,0 km

2

1

92,27 m<sup>2</sup>

2024

### 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 S2 with a total net area of 92.27 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:

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ID NEKRETNINE: S2 - 491

### 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+