



<b>ID :</b>	00161
<b>Location :</b>	Umag
<b>Building size :</b>	108 m <sup>2</sup>
<b>Distance from sea :</b>	800 m
<b>Floor :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy class :</b>	Not specified
<b>Condition :</b>	New construction

**Price :** 380.000 €

Outstanding modern residential project with 122 housing units located in the town of Umag, near numerous commercial and social amenities. Particularly notable is the proximity to schools, various shops, and a contemporary multipurpose sports playground just a hundred meters away from the building itself. The entire building structure is designed with reinforced concrete. Inside the apartments, partition walls are made of double-thick gypsum boards to provide additional thermal and acoustic insulation. The facade cladding with 10 cm thermal insulation ensures excellent energy efficiency. External openings are equipped with high-quality PVC profiles (electric blinds in the bedrooms). Only high-quality large-format ceramics and premium parquet flooring are used for the floor coverings. Each apartment is equipped with a high-quality multisplit heating and cooling system and has its own water and electricity meter. All apartments are equipped with telephone, antenna, TV, and internet connections, with intercom installation including a video intercom for each unit. Ground floor units come with additional outdoor space, while each unit in the project comes with 1 or 2 parking spaces (covered parking or garage). Expected completion of construction is scheduled for 6/2025.