



ID :	00198
Location :	Umag
Building size :	162 m ²
Garden size :	110.00 m ²
Distance from center :	5000 m
Distance from sea :	200 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Parking :	Yes
Year of construction :	2026
Energy class :	Not specified
Condition :	New construction

Price : 912.000 €

For sale is a ground-floor apartment in an exclusive new development with a total of six residential units, located in the settlement of Zambratija, just 200 meters from the sea. The property is approximately a five-minute drive from the center of Umag and a few minutes from Golf Club Adriatic. Nearby are well-maintained beaches, a seaside promenade, cycling paths, restaurants, and other amenities.

The apartment is on the ground floor and includes a private courtyard of 110 m² for exclusive use. The layout comprises an entrance hallway, a spacious living and dining area of 55 m², kitchen, utility room, guest toilet, corridor, three bedrooms, and two bathrooms. The exterior includes a loggia and a covered terrace connected to the living area and courtyard.

The total net area of the apartment is 137 m², with a total gross area of 162 m². High-quality Schüco system exterior joinery is installed.

The building has an elevator.

The project stands out for its small number of units, high-quality construction, location close to the sea and amenities, and spacious courtyard, making this property an exceptionally rare offer in the area.