



<b>Code :</b>	00048
<b>Location :</b>	Umag
<b>Building size :</b>	94 m2
<b>Garden size :</b>	111 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	250 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2022
<b>Energy efficiency :</b>	under development

**Price :** price on request €

A beautiful, luxuriously designed apartment for sale in Zambrattia (Umag) – a blend of top-quality new construction and idyllic Mediterranean nature.

This spacious ground-floor apartment is located in an elegant new building, with a total area of 106.04 m<sup>2</sup> (94.78 m<sup>2</sup> of usable living space), along with 111 m<sup>2</sup> of landscaped land, a spacious basement storage (3 m<sup>3</sup>), and a designated parking space of 12.50 m<sup>2</sup>. The building consists of only six apartments, ensuring peace and privacy for future owners.

The apartment is located in an exclusive and desirable area of Zambrattia, offering a stunning view of the crystal-clear sea, greenery, and a fragrant olive grove, creating the perfect atmosphere for relaxation and enjoyment. The pristine, untouched beaches are only 250 meters away, providing a sense of connection with nature.

The layout includes:

3 comfortable bedrooms,

2 modern bathrooms,

A spacious hallway,

An impressive living room connected to a custom-made kitchen,



**ABER INTERNATIONAL**  
**Pozioi 2, 52470 Umag**  
**e-mail: [info@aberinternational.hr](mailto:info@aberinternational.hr)**  
**web: [aberinternational.hr](http://aberinternational.hr)**  
**info: +385 98 335 868**

A large covered terrace with an open sea view, perfect for enjoying sunsets.

The apartment is equipped with air conditioning and a high-quality custom-made kitchen, ready for immediate move-in without additional investment.

Thanks to its excellent location by the sea, functional layout, and top-tier furnishings, this unique property is the ideal choice for year-round living, vacationing, or profitable tourist rentals.

ABER INTERNATIONAL d.o.o.  
00385 (0)98 335 868 (Viber and WhatsApp active)  
[aber.croatia@gmail.com](mailto:aber.croatia@gmail.com)