



Code :	00049
Location :	Umag
Building size :	67 m2
Garden size :	10 m2
Distance from center :	4500 m
Distance from sea :	300 m
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Year of construction :	2025
Energy efficiency :	under development

Price : 289.000 €

In the Istrian paradise, just 300 meters from the crystal-clear sea and fairytale beaches, in a peaceful and magical location, lies this three-room apartment that captivates at first sight!

Located on the first floor of an elegant and modernly designed building with only four residential units, this refined apartment offers a total usable living area of 67.21 m², of which 56.30 m² includes the apartment itself with a covered terrace. The spacious open-plan living room with kitchen and dining area is filled with light and airiness, while the two comfortable bedrooms and a modern bathroom offer a perfect balance of comfort and functionality. From the living room, you access a large covered terrace of 10.70 m² with a calming sea view – an ideal spot for morning coffee or relaxing sunsets. The apartment also comes with 10.00 m² of green area.

Built to the highest standards, the apartment features underfloor heating in the bathroom, air conditioning, modern aluminum joinery, and electric shutters with insect screens, ensuring year-round comfort. It also includes a private parking space of 12.50 m² and a convenient storage room of 7.55 m².

Thanks to its exceptional location, high-quality construction, and thoughtful layout, this property is the perfect choice for anyone looking to enjoy a modern living space near the sea – whether as a tourism investment, a peaceful retreat, or a year-round home.

The center of Umag is just a 5-minute drive away, and Novigrad



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