



<b>Code :</b>	00051
<b>Location :</b>	Umag
<b>Building size :</b>	80 m2
<b>Garden size :</b>	101 m2
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	under development

**Price :** 347.000 €

Apartment with a spacious garden, in a peaceful location, just 300 meters from the sea and well-maintained beaches!

Located on the ground floor of a modern building with a total of four residential units, this attractive apartment offers the perfect blend of comfort, privacy, and proximity to the sea.

The total usable area of the apartment is 80.75 m<sup>2</sup>, with the apartment itself (including the covered terrace) having a net living area of 54.35 m<sup>2</sup>. The apartment consists of an open-plan living room with a kitchen and dining area, two bedrooms, a bathroom, and a hallway. From the living room, you exit onto a covered terrace of 9.00 m<sup>2</sup>, which leads to a beautifully landscaped fenced yard of 101.00 m<sup>2</sup>.

The apartment is built with top-quality materials: the bathroom is equipped with underfloor heating, air conditioning is provided via air conditioning units, and the windows are aluminum with electric shutters and mosquito nets. The apartment also comes with two parking spaces, each 12.50 m<sup>2</sup>, and a storage room of 8.50 m<sup>2</sup>.

A special advantage of this apartment is the spacious, fenced green area, offering additional privacy and possibilities such as building a pool, jacuzzi, barbecue, or playground.

Thanks to its location and features, this property is an excellent choice for anyone seeking a modern apartment near the sea – whether for tourism, relaxation, or permanent residence.



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