



Code :	00062
Location :	Umag
Building size :	83 m2
Garden size :	4300 m2
Distance from center :	2000 m
Distance from sea :	100 m
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Year of construction :	2007
Energy efficiency :	under development

Price : 395.000 €

EXCLUSIVE!

Apartment for sale, located in the elite area of Umag, Stella Maris, where the stadium and the ATP tennis tournament are held. The distance from the sea and the well-maintained beaches is about 100 meters. The luxury residence is a gated community accessible only to apartment owners.

The apartment is located on the first floor of a building constructed in 2007 and consists of:

- a large living room with kitchen and dining area (open space);
- two spacious bedrooms;
- bathroom;
- large loggia overlooking greenery, pine trees, and the sea.

The apartment has a total area of 83 m2.

It also includes a parking space of 12.50 m2 in the underground garage. On the shared land, there is also an outdoor parking area that can be used.

Along with the apartment and the garage parking space, the sale includes (included in the price) co-ownership of 4300 m2 of land



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with a large landscaped park, a children's playground, and a small house (tavern) for gatherings (barbecue, fireplace...). This entire area is for co-owners only, who have an agreement that each owner can reserve the house for private use or social events.

The entire property is fenced, and at the entrance to this beautiful residence, there is a large gate operated by remote control.

The apartment is sold furnished.

This is one of the best locations in Umag, ideal for living, relaxing, or investment. The entire area is connected by cycling paths.