



<b>Code :</b>	00071
<b>Location :</b>	Umag
<b>Building size :</b>	67 m2
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	250 m
<b>Floor :</b>	2
<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>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2010
<b>Energy efficiency :</b>	under development

**Price :** 255.000 €

Zambratija is a beautiful tourist destination located on the northwestern coast of Istria, near the town of Umag. It is known for its peaceful atmosphere, crystal-clear sea, and pleasant Mediterranean surroundings that attract visitors throughout the year.

In the immediate vicinity of the sea and beautiful beaches (approx. 250 m), on the second floor of a residential building, an attractive 67 m<sup>2</sup> apartment with a sea view is for sale.

The apartment consists of an entrance hall, a spacious living room connected to the dining area and kitchen in an open space concept, one bedroom, a bathroom, and a large terrace. The apartment also features a gallery with an additional bedroom and another space currently used as a wardrobe, which can be adapted according to the future owners' needs.

On the staircase, next to the apartment entrance door, there is a practical area intended for bicycle storage.

The apartment also includes a private parking space of 14 m<sup>2</sup>.

It is sold fully furnished, equipped with security entrance doors, while heating and cooling are provided via air conditioning.

This attractive part of the Istrian coast is ideal for seaside holidays, walks along the coast, and enjoying natural beauty. In the surrounding area there are well-maintained beaches, restaurants offering traditional Istrian cuisine, greenery, and



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numerous facilities for relaxation and recreation.

Thanks to its excellent location, proximity to Umag, as well as the borders with Slovenia and Italy, Zambratija is highly sought after among tourists and lovers of a peaceful Mediterranean lifestyle. The combination of the sea, nature, and authentic Istrian atmosphere makes this place special and very attractive for living and holidays.