



<b>Code :</b>	00072
<b>Location :</b>	Umag
<b>Building size :</b>	100 m <sup>2</sup>
<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>Year of adaptation :</b>	2026
<b>Energy efficiency :</b>	under development

**Price :** 258.000 €

Modern and elegantly furnished apartment for sale in one of the most desirable locations on the Umag Riviera - in the unique and peaceful Zambratija, renowned for its crystal-clear sea, well-maintained beaches, Mediterranean atmosphere, and breathtaking sunsets.

The apartment is situated on the 2nd floor of a residential building and offers a beautiful sea view. The total usable area is 100 m<sup>2</sup> and consists of a kitchen with dining area and a spacious living room (open space concept), a bedroom with access to a smaller loggia, a bathroom, a large covered terrace with sea view, and a spacious gallery that can be used as a large bedroom, home office, or relaxation area.

The property is fully furnished with new, high-quality furniture and modern household appliances and is equipped with two air-conditioning units, ensuring comfortable living throughout the year.

The apartment is located in a peaceful environment, ideal for holidays, permanent residence, or tourist rental. One private parking space is included in the ownership. The sea and beautiful landscaped beaches are only approximately 250 m away, while the centre of Umag is about 4 km away.

Thanks to its excellent location, quality construction, sea view, and very attractive price, this property represents an excellent opportunity to purchase your own home by the sea or a secure



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investment on the western coast of Istria.