

## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2780
<b>Location :</b>	Umag
<b>Building size :</b>	82 m <sup>2</sup>
<b>Garden size :</b>	40.80 m <sup>2</sup>
<b>Distance from center :</b>	5 m
<b>Distance from sea :</b>	5 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>Sea View :</b>	Yes
<b>Garage :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Furnished :</b>	Yes
<b>Basement :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Floor heating (electricity) :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Fenced property :</b>	Yes
<b>Energy efficiency :</b>	A

### EXCLUSIVE OFFER...

This extraordinary apartment - a true rarity on the market, located in Zambratija, front-row by the sea, is now available for purchase.

The apartment is housed in a completely fenced and excellently maintained building, constructed from premium materials, spanning 82.60m<sup>2</sup>. It is fully furnished with top-notch custom-made furniture, making it a unique choice for those with a taste for quality and elegance.

Every detail in the apartment has been carefully designed, from the entrance hall and bathroom, to the large bedroom with a built-in wardrobe. Additionally, there is a smaller bedroom that offers direct access to a lovely private courtyard measuring 19.80m<sup>2</sup>, enclosed by a high wall for optimal privacy.

The most beautiful part of the apartment is undoubtedly the fully functional living area that consists of an equipped kitchen with a dining table and a living room. From every corner of the living room, one can have a breathtaking view of the sea and enjoy the

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sunset through the large glass walls.

Through these large glass walls, we step into a small but meticulously landscaped courtyard of 21m<sup>2</sup> from which one can fully enjoy the sea view.

This property is simply fantastic.

Heating and cooling are provided by an inverter air conditioning system while additional heating is provided by electric underfloor heating.

The building's garage offers guaranteed parking of 12.20m<sup>2</sup> as well as a storage area of 4.90m<sup>2</sup>.

This property serves all possible options from personal vacation enjoyment to an investment in tourist rentals that can contribute to the quick financing of the property itself.