

## UNIVERSUM

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<b>Object ID :</b>	2648
<b>Location :</b>	Umag
<b>Building size :</b>	54.75 m2
<b>Distance from center :</b>	5 m
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>ALU doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Floor heating (electricity) :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2024

**Price :** 273.400 €

We offer an apartment on the 2nd floor, which is currently being built in a small residential building with only four units. The total living area is 54.72 m2, and the apartment consists of an entrance hall, a fully equipped bathroom, two bedrooms, a kitchen with a dining room and a bright living room with access to the terrace. Also, the apartment includes a storage room of 8 m2 on the ground floor of the building and a covered parking space.

For optimal temperature throughout the year, air conditioning units are installed in each room, while floor heating is installed in the bathroom. The apartment is also equipped with electric blinds.

This exceptional apartment is located in a great location in Lovrečica, just 300 meters from the beautiful beach. Novigrad is only 8 kilometers away, and Umag is 5 kilometers away. Poreč is also easily accessible, only 23 kilometers away.

This property provides the perfect opportunity for those looking for a quiet lifestyle by the beach or those looking to earn income through a seasonal rental.

