

## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2415
<b>Location :</b>	Umag
<b>Building size :</b>	68 m2
<b>Distance from center :</b>	5 m
<b>Distance from sea :</b>	400 m
<b>Floor :</b>	1
<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>Parking :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Basement :</b>	Yes
<b>Internet :</b>	Yes
<b>Elevator :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025
<b>Sewerage :</b>	Yes

Old rice : 310.000 €

**New price :** 250.000 €

We offer for sale an apartment in a newly built residential building near Umag.

This apartment, with an area of

67.50m2, includes an entrance hall, storage room, bathroom, two comfortable bedrooms, a large living room, kitchen and a beautiful terrace.

There is also built-in air conditioning in each room, which ensures a comfortable temperature throughout the year.

In addition, the apartment comes with a parking space and a basement storage space, which can be accessed by an elevator.

The advantage of this apartment is that the purchase exempts



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the new owner from paying real estate transfer tax, which is 3%.