

## UNIVERSUM

Porporela 2, 52466 Novigrad

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info: +385 99 214 90 23 | +385 99 214 90 25



<b>Object ID :</b>	2565
<b>Location :</b>	Umag
<b>Building size :</b>	67.53 m2
<b>Lot size :</b>	65 m2
<b>Garden size :</b>	65 m2
<b>Distance from center :</b>	4 m
<b>Distance from sea :</b>	400 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>Parking :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Mosquito nets :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2025

Old rice : 295.000 €

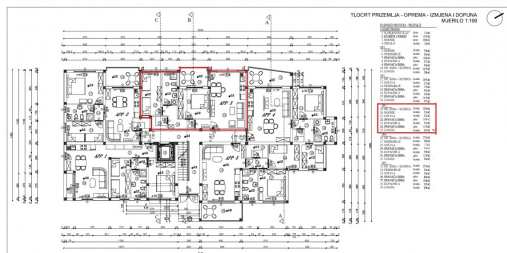
**New price :** 285.000 €

For sale is an apartment in Bašanija, located in a quiet and attractive location, only 400 meters from the well-maintained beaches.

It covers an area of

67.53 square meters and includes an entrance hall, two bedrooms, a bathroom, a storage room, a living room and a kitchen with a dining room that leads to a spacious terrace and a yard measuring 65 square meters.

For comfort throughout the year, heating and cooling in all parts of the apartment is provided by air conditioning. This apartment also includes additional benefits - a parking space and a storage room in the basement, which can be reached by elevator.





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The purchase of this apartment exempts the buyer from paying the 3% real estate transfer tax.