













# **UNIVERSUM**

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Location:  Building size:  73.14 m2  Lot size:  22.92 m2  Distance from center:  700 m  Distance from sea:  Floor:  Ground floor  Number of bedrooms:  2  Number of rooms:  3  Number of bathrooms:  1  Parking:  Yes  Garage:  Yes  Attractive location:  Internet:  Yes  Elevator:  Terrace:  Air conditioning:  Ves  Condition:  Under construction  Energy efficiency:  A  22.92 m2  700 m  Floor:  700 m  Fround floor  A  Yes  Ground floor  Yes  Fround floor  Yes  Fround floor  Yes  Yes  Under construction  A  Year of construction:  2024	Object ID:	2605
Lot size:  Distance from center:  Too m  Distance from sea:  Floor:  Ground floor  Number of bedrooms:  Number of rooms:  Number of bathrooms:  Parking:  Garage:  Yes  Attractive location:  Basement:  Yes  Internet:  Yes  Elevator:  Terrace:  Air conditioning:  Video surveillance:  Condition:  Energy efficiency:  A 22.92 m2  700 m  700	Location :	Umag
Distance from center: 700 m  Distance from sea: 700 m  Floor: Ground floor  Number of bedrooms: 2  Number of rooms: 3  Number of bathrooms: 1  Parking: Yes  Garage: Yes  Attractive location: Yes  Basement: Yes  Internet: Yes  Elevator: Yes  Terrace: Yes  Air conditioning: Yes  Video surveillance: Yes  Condition: Under construction  Energy efficiency: A	Building size :	73.14 m2
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Floor:  Number of bedrooms:  Number of rooms:  Number of bathrooms:  Parking:  Ground floor   Number of rooms:  1  Parking:  Yes  Garage:  Yes  Attractive location:  Basement:  Yes  Internet:  Yes  Elevator:  Terrace:  Air conditioning:  Yes  Video surveillance:  Condition:  Under construction  Energy efficiency:  A	Distance from center :	700 m
Number of bedrooms :2Number of rooms :3Number of bathrooms :1Parking :YesGarage :YesAttractive location :YesBasement :YesInternet :YesElevator :YesTerrace :YesAir conditioning :YesVideo surveillance :YesCondition :Under constructionEnergy efficiency :A	Distance from sea :	700 m
Number of rooms :3Number of bathrooms :1Parking :YesGarage :YesAttractive location :YesBasement :YesInternet :YesElevator :YesTerrace :YesAir conditioning :YesVideo surveillance :YesCondition :Under constructionEnergy efficiency :A	Floor:	Ground floor
Number of bathrooms :1Parking :YesGarage :YesAttractive location :YesBasement :YesInternet :YesElevator :YesTerrace :YesAir conditioning :YesVideo surveillance :YesCondition :Under constructionEnergy efficiency :A	Number of bedrooms :	2
Parking:  Garage: Yes  Attractive location:  Basement: Yes  Internet: Yes  Elevator: Yes  Terrace: Yes  Air conditioning: Yes  Video surveillance: Condition: Under construction  Energy efficiency:  A	Number of rooms :	3
Garage: Yes  Attractive location: Yes  Basement: Yes  Internet: Yes  Elevator: Yes  Terrace: Yes  Air conditioning: Yes  Video surveillance: Yes  Condition: Under construction  Energy efficiency: A	Number of bathrooms :	1
Attractive location:  Basement: Yes  Internet: Yes  Elevator: Yes  Terrace: Yes  Air conditioning: Yes  Video surveillance: Condition: Under construction  Energy efficiency:  A	Parking :	Yes
Basement: Yes Internet: Yes Elevator: Yes Terrace: Yes Air conditioning: Yes Video surveillance: Yes Condition: Under construction Energy efficiency: A	Garage :	Yes
Internet:  Elevator: Yes  Terrace: Air conditioning: Video surveillance: Condition: Under construction  Energy efficiency:  A	Attractive location :	Yes
Elevator: Yes  Terrace: Yes  Air conditioning: Yes  Video surveillance: Yes  Condition: Under construction  Energy efficiency: A	Basement :	Yes
Terrace: Yes  Air conditioning: Yes  Video surveillance: Yes  Condition: Under construction  Energy efficiency: A	Internet :	Yes
Air conditioning:  Video surveillance:  Condition:  Under construction  Energy efficiency:  A	Elevator:	Yes
Video surveillance :       Yes         Condition :       Under construction         Energy efficiency :       A	Terrace:	Yes
Condition: Under construction  Energy efficiency: A	Air conditioning :	Yes
Energy efficiency : A	Video surveillance :	Yes
	Condition:	Under construction
Year of construction: 2024	Energy efficiency:	Α
	Year of construction :	2024

Price : 275.000 €

Modern and high-quality building under construction in Umag.

# Description of the building:

It consists of four entrances and a total of 122 apartments - of different layouts and square footage.

The project offers a variety of studio, one-bedroom (+ living room), two-bedroom (+ living room) and three-bedroom (+ living room) apartments - vertically connected with elevators and stairs from the parking floor to the entrance to the apartments.

Modern and comfortable apartments also have spacious balconies, loggias and/or terraces with a garden, which provide high quality housing in a unique location near all amenities.

# Construction:

# CONSTRUCTION

The load-bearing system of the residential-commercial building is designed entirely from reinforced concrete monolithic construction, mezzanine slabs.

The partition walls inside the apartments are made of double-thick plasterboard coverings (W112) with additional heat and sound insulation.



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### FINAL FACADE COVERING

The facade cladding is provided in the ETICS system with thermal insulation 10 cm thick.

**JOINERY** 

External facade openings are closed with a high-quality multi-chamber PVC profile system.

**HEATING / COOLING** 

All apartments are equipped with high-quality multisplit heating and cooling systems, whose working properties ensure maximum comfort and economy.

### **INSTALLATIONS**

Each apartment is equipped with its own water and electricity meter. Sanitary water is prepared using an electric boiler. All apartments are provided with telephone, antenna, TV and Internet connection, and a video intercom installation is installed for each apartment.

Below you can view pictures of the building along with floor plans that highlight the respective prices of individual apartments.

We invite you to contact us for further detailed information about the apartments and payment options, and to schedule a visit to this upcoming modern building. Feel free to contact us. To explore all other available apartments in the building, visit our official website www.universumcroatia.hr. Thank you.