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|-------------------------------|--------------------|
| <b>Object ID :</b>            | 2612               |
| <b>Location :</b>             | Umag               |
| <b>Building size :</b>        | 81.27 m2           |
| <b>Distance from center :</b> | 700 m              |
| <b>Distance from sea :</b>    | 700 m              |
| <b>Floor :</b>                | 3                  |
| <b>Number of bedrooms :</b>   | 2                  |
| <b>Number of rooms :</b>      | 3                  |
| <b>Number of bathrooms :</b>  | 1                  |
| <b>Sea View :</b>             | Yes                |
| <b>Parking :</b>              | Yes                |
| <b>Garage :</b>               | Yes                |
| <b>Attractive location :</b>  | Yes                |
| <b>Basement :</b>             | Yes                |
| <b>Internet :</b>             | Yes                |
| <b>Elevator :</b>             | Yes                |
| <b>Terrace :</b>              | Yes                |
| <b>Air conditioning :</b>     | Yes                |
| <b>Video surveillance :</b>   | Yes                |
| <b>Condition :</b>            | Under construction |
| <b>Energy efficiency :</b>    | A                  |
| <b>Year of construction :</b> | 2024               |

**Price :** 287.000 €

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.



## **UNIVERSUM**

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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](http://www.universumcroatia.hr). Thank you.