

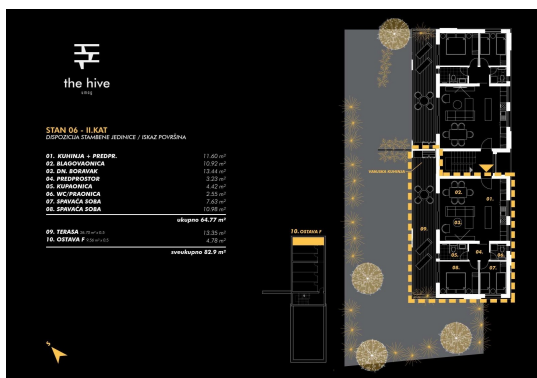
## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2682
<b>Location :</b>	Umag
<b>Building size :</b>	64.77 m <sup>2</sup>
<b>Distance from center :</b>	2 m
<b>Distance from sea :</b>	2 m
<b>Floor :</b>	2
<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>Number of toilets :</b>	1
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025



**Price :** 266.000 €

the construction of a modern and high-quality building has begun, consisting of 6 residential units that offer a diverse range of living space on the ground floor, first and second floors. One of these units is a beautiful apartment on the 2nd floor with a net interior area of

64.77 m<sup>2</sup>. It consists of a hallway, kitchen, dining room, bathroom, guest toilet, two bedrooms and a living room. In addition, this apartment has a spacious terrace with a view of the sea of

26.70 m<sup>2</sup> (calculated with coefficients at 13.35 m<sup>2</sup>), which can be equipped with an outdoor kitchen and a wonderful space for outdoor enjoyment.

All apartments will be equipped with high-quality ceramics, wooden floors in the bedrooms, anthracite PVC carpentry, air conditioners in each room, and electric shutters. Furthermore, in this phase of construction and in agreement with the investor, it offers the possibility of installing underfloor heating and a choice



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of ceramic tiles.

Each apartment will have its own storage room and parking space, with the possibility of purchasing an additional parking space. The building is located in a quiet and beautiful location, in the immediate vicinity of all necessary amenities for everyday life.

The distance from the center of Umag and its beaches is only 2 km, while Novigrad and Poreč are 15 and 30 km away, respectively.