

## UNIVERSUM

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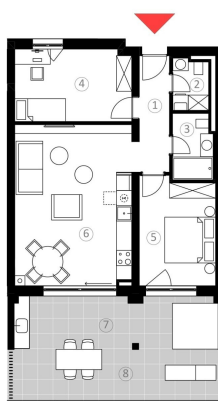


### APARTMENT 101

STOREY: 1st floor

AREA: 66,90 m<sup>2</sup>

TYPE: Three-room



① Entryway	5,80 m <sup>2</sup>	⑦ Loggia	15,76 m <sup>2</sup>
② Toilet	2,77 m <sup>2</sup>	⑧ Balcony	17,70 m <sup>2</sup>
③ Bathroom	3,99 m <sup>2</sup>	Storage	1
④ Bedroom 1	13,10 m <sup>2</sup>	Parking space	1
⑤ Bedroom 2	12,50 m <sup>2</sup>		
⑥ Living area	28,74 m <sup>2</sup>		

1:100



Object ID :	2741
Location :	Umag
Building size :	84.60 m <sup>2</sup>
Distance from center :	600 m
Distance from sea :	600 m
Floor :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Garage :	Yes
Basement :	Yes
Elevator :	Yes
ALU doors and windows :	Yes
El. blinds :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
Air conditioning :	Yes
Floor heating (electricity) :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Condition :	Under construction
Energy efficiency :	A
Year of construction :	2025
Sewerage :	Yes

Price : 349.652 €

For sale is a modernly furnished apartment located in a high-quality building in Umag. The apartment is located on the 1st floor of a residential building equipped with an elevator, which consists of a total of 57 apartments. It has a net usable area of

42.57m<sup>2</sup>, with an additional terrace of 13.51m<sup>2</sup>.

The apartment is designed to include an entrance hall, wc, bathroom, 2 bedrooms, kitchen and living room. The living room provides access to a covered terrace. The price of the apartment also includes a summer kitchen on the terrace.

Air conditioning is used for heating and cooling in all rooms, while the bathroom has electric underfloor heating.

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The apartments are equipped with a video intercom, aluminum windows, mosquito nets and electric shutters for additional comfort and security.

The price of the apartment also includes a basement and a garage space.

The planned completion of the construction of this residential complex is in June 2026.