



## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	25850
<b>Location :</b>	Umag
<b>Building size :</b>	56.18 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	700 m
<b>Seaview :</b>	No
<b>Floor :</b>	1
<b>Number of floors :</b>	4
<b>Number of rooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 208.000 €

In the city of Umag, within a modern residential project comprising 122 apartments, a flat on the first floor of the building is for sale. The apartment, designated as 1-27, has a total area of 56.18 m<sup>2</sup> and includes a storage room and a parking space.

The apartment consists of:

- Entrance area
- Bathroom
- Bedroom
- Loggia (9.43 m<sup>2</sup>)

Additionally, the apartment comes with:

- Storage room (2.67 m<sup>2</sup>)
- Covered parking space

Technical specifications:

- Reinforced concrete construction
- Thermal insulation façade (ETICS, 10 cm)
- High-quality PVC joinery, lift-and-slide doors
- Electric blinds in the rooms
- Multi-split air conditioning in all rooms
- First-class ceramics and parquet flooring
- Own electricity and water meter
- Video intercom, internet, and TV connection

The building includes:

- 74 garage spaces, 82 outdoor, and 25 covered parking spaces



DAMAC d.o.o.

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- A total of 105 storage rooms
- Elevator and stairwells from 4 main entrances
- Basement level with garages and communication
- Apartments from the 1st to the 3rd floor

Location:

100-500 m from kindergartens, schools, shops, sports facilities, and the cent...