



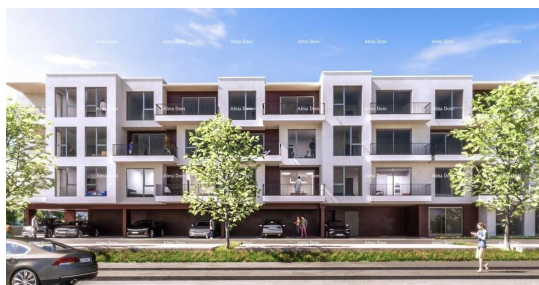
## ALMA DOM INVEST

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<b>Code :</b>	26725
<b>Location :</b>	Umag
<b>Building size :</b>	54.64 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>	2
<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
<b>Elevator :</b>	Yes

**Price :** 213.000 €

In the city of Umag, within a modern residential project comprising a total of 122 apartments, an apartment on the 2nd floor of the residential building is for sale. The apartment has a total area of 54.64 m<sup>2</sup> and is designated as 2-25. It consists of an entrance hall, kitchen and living room, bathroom, bedroom, and a loggia with an area of 9.98 m<sup>2</sup>.

The apartment comes with a storage room of 3.67 m<sup>2</sup> and two outdoor parking spaces.

The building is constructed with a reinforced concrete structure, featuring a thermal insulation facade (ETICS 10 cm). It is equipped with high-quality PVC joinery with lift-and-slide walls, electric blinds in the rooms, multi-split air conditioning in all rooms, top-class ceramics, and parquet flooring. The apartment has its own electricity and water meters, a video intercom, and connections for internet and TV.

The building offers 74 garage spaces, 82 outdoor parking spaces, and 25 covered parking spaces, totaling 105 storage units, an elevator, and staircases from four main entrances. The basement contains garages and communication areas, while the apartments are located from th...