



## 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>	27158
<b>Location :</b>	Umag
<b>Building size :</b>	60.92 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 :** 217.000 €

In the city of Umag, within a modern residential project comprising 122 apartments, an apartment on the first floor of the building is for sale. The total area of the apartment is 60.92 m<sup>2</sup>, and it includes a storage room and a parking space.

Apartment number 1-30 is located on the first floor and consists of:

- Entrance area
- Kitchen and living room
- Bathroom
- Bedroom
- Loggia (11.07 m<sup>2</sup>)

The apartment also comes with:

- Storage room (2.59 m<sup>2</sup>)
- Parking space

Technical specifications:

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

The building includes:



DAMAC d.o.o.

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- 74 garage spaces, 82 outdoor parking spaces, and 25 covered parking spaces
- A total of 105 storage units
- Elevator and staircases from 4 main entrances
- Basement level with garages and communication
- Apartments from the 1st to the 3rd floor

Location:

- 100-500 m fr...