



**Istra, Umag - Modern apartment on the groundfloor with private garden just 200m from the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 396 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	86 m2
<b>Category</b>	For sale



We proudly present this spacious and comfortable apartment located in an idyllic part of Bašania, just 200 meters from the beautiful Adriatic Sea. This magical apartment covers 86.20 square meters, which ensures plenty of space for all your needs.

It is located on the ground floor of the building, which gives you privacy. In addition to the spectacular view, the apartment is designed to make the most of natural light, creating a pleasant atmosphere throughout the day.

The apartment has two spacious bedrooms, ideal for relaxing and resting after a long day at the beach. Each room is airy and comfortable, designed with the aim of providing privacy and peace to its residents.

In addition, the apartment has one bathroom that stands out for its functionality.

Near the apartment there are plenty of opportunities for recreation and spending free time. You can enjoy walks by the sea, explore the beautiful beaches, or enjoy local restaurants and cafes that offer a top gastronomic offer.

This incredible property in Bašania is an ideal opportunity for all those who want to combine proximity to the sea with a spacious and modern apartment. Without a doubt, here you will find the perfect home where you will create unforgettable moments with family and friends.

We are at your disposal for all inquiries.

**Contacts:**

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