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**Istria, Umag, Three-room apartment  
on the ground floor, NKP 82.05 m2,  
400 m from the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 397 350</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	82 m2
<b>Category</b>	For sale



Istria, Umag, this modern building is located just 400 m from the first beaches and 4 kilometers from the town of Umag. The apartment marked S1A is located on the ground floor of a building with a total of 12 apartments, with a total floor space of 82.50 m2, and consists of an entrance hall (6.75 m2), a living room (27.85 m2), a covered terrace (4.45 m2), uncovered terrace (0.60 m2), bedrooms (11.00 m2), bedrooms (9.95 m2), bedrooms (10.35), bathrooms (6.10 m2), and one guest toilet (5.00 m2). The apartment also has one parking space and a storage room (3.85 m2) in the underground garage.

The building will be equipped with high-quality ceramic tiles, three-layer parquet in the bedrooms, high-quality sanitary facilities, water-based floor heating with a heat pump, air conditioners in the form of fen coils, smart home control system, aluminum and PVC carpentry with electric roller blinds, alarm distribution.

A swimming pool with a total size of 6 x 10 m will be installed in the garden of the building, with the possibility of heating the water in the pre- and post-season. Tenants will be offered the option of using the pool for an annual fee.

The building is now in the high-rise Rohbau phase, and the planned completion is at the end of 2024.

We are at your disposal for all other questions!

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