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**Istria, Umag, Three-room apartment  
on the ground floor, NKP 88,20 m<sup>2</sup>,  
400 m from the sea**

*Croatia, Istria*

<b>Price:</b>	<b>€ 438 300</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>	88 m <sup>2</sup>
<b>Category</b>	For sale



Istria, Umag, just 400 m to the first beaches and 4 kilometers from the town of Umag, this modern building is located. The apartment marked S1B is located on the ground floor of a building with a total of 12 apartments, with a total floor area of 88.20 m<sup>2</sup>, and consists of an entrance hall (10.75 m<sup>2</sup>), a living room (26.65 m<sup>2</sup>), a covered terrace (5.30 m<sup>2</sup>), uncovered terraces (0.70 m<sup>2</sup>), bedrooms (10.35 m<sup>2</sup>), bedrooms (10.35 m<sup>2</sup>), bedrooms (12.90 m<sup>2</sup>), covered terraces (1.85 m<sup>2</sup>), bathrooms (5, 60 m<sup>2</sup>), and one guest toilet (3.75 m<sup>2</sup>). The apartment also has one parking space and a storage room (3.85 m<sup>2</sup>) 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 fan 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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