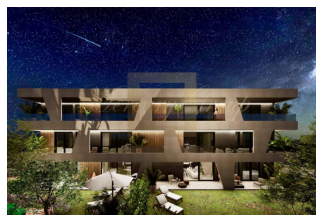


**Umag, NEW CONSTRUCTION,
 Apartment on the ground floor of
 NKP 64.77 m² with a garden of 157
 m²**

Croatia, Istria

Price:	€ 343 000
Object type	Apartment
Market	New building
Year built	2025
Bedrooms	2
Number of rooms	2
Area	122 m ²
Category	For sale



Umag, NEW CONSTRUCTION, 2 km from the city of Umag, there is a modern urban building with 6 apartments, built according to the highest construction standards.

Modern and spacious apartment on the ground floor of the building, labeled "Flat 02", floor area 64.77 m², consists of entrance hall + kitchen (11.60 m²), dining room (10.92 m²), living room (13.44 m²), hallway (3.23 m²), bathroom (4.42 m²), toilet/laundry room (2.55 m²), bedroom (7.63 m²), bedroom (10.98 m²), terrace (28.46 x 0.5 = 14.23 m²), garden (156 m² x 0.25 = 39.25 m²) and storeroom B (4.63 m²). The apartment has one parking space.

The building was carefully designed to meet all the needs of modern housing by combining the latest technologies and high-quality materials:

PVC carpentry in anthracite color, all openings have electric blinds without mosquito nets.

(PROFILE: PVC KOMMERLING 76, with 3 seals and 6 chambers and with iron reinforcement)

The floor coverings will be ceramics (60 x 60 or 60 x 120) and the bedrooms parquet.

Split heating and cooling system.

Anti-theft entrance door that guarantees additional security and intercom.

The building is in the Roh-bau phase of construction, and the planned completion is in the fall of 2025.



ID: HR-191-158339
WWW.MERCURYESTATE.COM
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+ 37129642499

If you wish, you can purchase another parking space.

Only 2000 m from the building are all the necessary facilities for life, shops, schools, kindergartens,...

THE BUYER DOES NOT PAY 3% TAX ON PROPERTY SALES!

We are at your disposal for all other information!

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