



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02350
Location :	Umag
Building size :	99 m2
Lot size :	0 m2
Distance from center :	0 m
Distance from sea :	0 m
Floor :	1
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	1
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 340.000 €

In a peaceful residential area near Umag, less than a 5-minute drive from the town center and the sea, this high-quality apartment is situated on the first floor of a newly built residential building completed in 2024. The building does not have an elevator and was constructed using a reinforced concrete structure with brick infill walls, ensuring durability, stability, and a comfortable living environment.

The location offers an ideal balance of tranquility and convenience, with easy access to nurseries, kindergartens, primary and secondary schools, supermarkets (Spar, Lidl, Kaufland, Plodine, Konzum), beaches, parks, public transportation, a church, and all other amenities necessary for comfortable everyday living.

The apartment comprises:

- a spacious living room
- a kitchen connected to the dining area
- two bedrooms
- a bathroom
- a separate guest toilet
- two balconies, one accessible from the living room and the other from a bedroom

Additional features include:

- a storage room on the ground floor measuring 3.26 m²
- a private paved courtyard measuring 18.50 m²
- two parking spaces:
 - one covered parking space (13.20 m²) equipped with an electric vehicle



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charging station

one uncovered parking space (15.60 m²) located directly next to the private courtyard

The apartment is fitted with:

PVC windows and doors

shutters and mosquito screens

premium large-format ceramic tiles

underfloor heating

air conditioning units and individual thermostats in every room

security entrance door

fully equipped sanitary facilities

The property is sold unfurnished. Furniture shown in the photographs serves solely as a visualization of potential interior design solutions.

Orientation:

West: living room and balcony

North: kitchen and dining area

East: both bedrooms and bathroom

The total calculated area of 99.65 m² includes:

apartment net usable area: 87.24 m²

storage room (calculated area): 1.63 m²

courtyard (calculated area): 3.70 m²

covered parking space (calculated area): 3.96 m²

uncovered parking space (calculated area): 3.12 m²

This property represents an excellent opportunity for family living, holidays, or investment thanks to its modern construction, quality equipment, and attractive location near Umag.