



Code :	00804
Location :	Umag
Building size :	123 m ²
Distance from center :	7000 m
Distance from sea :	200 m
Floor :	n/a
Number of rooms :	3
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Elevator :	Yes
Swimming pool :	Yes
Year of construction :	2025
Energy efficiency :	A

Price : 835.000 €

An exclusively furnished duplex apartment with 3 bedrooms, 4 bathrooms, and a spacious rooftop terrace with panoramic sea views is for sale, located in the prestigious Petram Resort & Residences on Crveni Vrh, near Umag.

This unique property offers the perfect combination of luxury, comfort, and modern design - ideal for living, vacation, or as a secure investment on one of the most desirable parts of the Adriatic coast.

Key Details:

Location: Crveni Vrh - Umag, Petram Resort

Type: Duplex apartment

Size: 123.35 m²

Bedrooms: 3

Bathrooms: 4

Terrace: Large rooftop terrace with sea view



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Furnished: Fully furnished and equipped

Parking: 2 private parking spaces

Elevator: Yes

Description:

The apartment spans two floors, featuring bright and carefully designed interiors. The lower level offers a spacious living room with a custom kitchen, dining area, and one bedroom with an en-suite bathroom. An elegant staircase leads to the upper floor, which includes two additional bedrooms, each with a private bathroom, and a second fully equipped kitchen.

The highlight of the property is the rooftop terrace with a lounge area - perfect for relaxation, sunbathing, or enjoying sunsets with a glass of wine.

Features:

High-end kitchen appliances

Air conditioning throughout

Smart home system

Wine fridge

Custom wine and book space under stairs

High ceilings and abundant natural light

Access to pool, wellness, restaurant, and concierge services

24/7 security and reception

Location:

Petram Resort & Residences is one of the most luxurious resorts on the Adriatic, just minutes from the Slovenian border and Portorož, with easy access to Savudrija golf courses, marinas, restaurants, and beaches. The resort offers a number of facilities



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and services that ensure a carefree life and rest: 24h surveillance, Maintenance service, Concierge, Transfers (by road or sea) from Venice, Pula, Rijeka and Trieste, Caretaker on site, Electric buggy - free transfer to the nearby beach, Electric car charging station, Restaurants and Cafes by the pool, Gym and Sports facilities, Shopping on site, Luxury restaurant on the roof terrace of the aparthotel (main building), Wellness & SPA, Swimming pools with facilities for children, Kids playground, Babysitting service on request, Private chef service on request, Infinity pool 105m long on the roof terrace level (second largest in the world!), Indoor part of the pool at the level of the roof terrace, Private beach with bar, Pool at ground level (garden pool), Children's pool at ground level. The resort is located in Alberi, Istria, in the northernmost part of the Croatian Adriatic, on the border with Slovenia and Italy. Distance to airports: Pula 91 km, Trieste 94 km, Venice 202 km, Zagreb 275 km. Distances: 135 km to Ljubljana, 515 km to Vienna, 535 km to Munich, 475 km to Milan, 648 km to Belgrade, 735 km to Zurich.