ARX PRIMUS
Joakima Rakovca 7, 52470 Umag
e-mail: info@arx-primus.hr
web: arx-primus.hr
info: +385 91 193 9108

Code :	00881
Location :	Umag
Building size :	148 m2
Distance from center :	700 m
Distance from sea :	650 m
Floor :	n/a
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Elevator :	Yes
Energy efficiency :	Not specified

Price : 610.162 €

Located in an excellent area of Umag, this elegant Penthouse is part of a modern, high-quality new-build development that combines contemporary architecture, exceptional comfort and the Mediterranean lifestyle. Situated on the fourth floor of a building with a lift, the apartment stands out for its spacious wraparound terrace, offering plenty of room to relax outdoors and enjoy beautiful sea views.
The apartment features 86,24 m² of enclosed living space and a thoughtfully designed layout comprising an entrance hall, hallway, two comfortable bedrooms, a bathroom, a separate guest toilet, and a spacious open-plan living area with a kitchen and dining space. Large glass doors allow abundant natural light to flood the interior and create a seamless connection between indoor and outdoor living.
A particular highlight of the property is the impressive 82,71 m² wraparound terrace, ideal for creating an outdoor lounge area, enjoying al fresco dining and making the most of sunny Mediterranean days with views of the sea. This exceptional outdoor space adds significant value to the property, making it an excellent choice for permanent residence, a holiday home or a property investment.
The apartment is equipped with modern systems and premium-quality materials, ensuring a high level of comfort, energy efficiency and long-term value.

Underfloor heating for year-round comfort
Air-conditioning units for cooling and heating

ARX PRIMUS
Joakima Rakovca 7, 52470 Umag
e-mail: info@arx-primus.hr
web: arx-primus.hr
info: +385 91 193 9108

Mechanical ventilation with heat recovery, ensuring continuous air exchange and a pleasant indoor environment
High-quality aluminium window and door frames with large glazed surfaces
Premium materials and carefully selected finishes
Lift providing convenient access to the apartment.

The asking price includes a garage parking space and a private storage room in the basement, adding further convenience and practicality.
The attractive location allows residents to enjoy all the benefits of coastal living, with shops, promenades, restaurants and beaches nearby. Umag is one of Istria’s well-established Mediterranean destinations, offering a charming coastal atmosphere, excellent infrastructure and a high quality of life throughout the year.
This exceptional property combines modern construction, premium specifications, a generous wraparound terrace and an attractive location with sea views. It is an ideal choice for those seeking a high-quality home on the Adriatic coast or a sound real estate investment in one of Istria’s most desirable destinations.