**ARX PRIMUS**
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| **Code :** | 00891 |
| **Location :** | Umag |
| **Building size :** | 102 m2 |
| **Lot size :** | 100 m2 |
| **Garden size :** | 100 m2 |
| **Distance from center :** | 5500 m |
| **Distance from sea :** | 650 m |
| **Floor :** | Ground floor |
| **Number of bedrooms :** | 3 |
| **Number of rooms :** | 3 |
| **Number of bathrooms :** | 1 |
| **Parking :** | Yes |
| **Basement :** | Yes |
| **Air conditioning :** | Yes |
| **Year of construction :** | 2027 |
| **Energy efficiency :** | Not specified |

Price : 531.250 €

In a quiet corner of Zambratija, surrounded by olive groves and greenery, this new ground-floor apartment is part of a modern residential building. It offers 95.55 m² of living space and a private garden of approx. 100 m².
At its heart is a spacious 23 m² living room, complemented by a separate kitchen with dining area (14 m²), a practical layout for everyday life and for entertaining. Three bedrooms, including a generous one with a dressing room, provide room for family or guests. The apartment also includes a bathroom, hallway, entrance hall and storage rooms, with additional storage in the basement.
Comfort and features

Underfloor heating powered by a heat pump
Air conditioning
Aluminium windows and doors
Covered parking space
Basement storage room

Clean architectural lines, flat roofs and shaded covered areas give the building a contemporary character, while the surrounding landscape brings a calm that is increasingly hard to find. The garden is a natural extension of the home, ideal for morning coffee, children’s play or summer evenings outdoors. Zambratija is a favourite with those who want life by the sea without the crowds. Walking paths, swimming spots and everything Umag has to offer are close by, and you come home to the quiet of the olive groves.