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









Code :	00892
Location :	Umag
Building size :	96 m2
Lot size :	50 m2
Garden size :	50 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 :	2
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price :	562.500 €

In a quiet corner of Zambratija, surrounded by olive groves and greenery, this duplex apartment is part of a modern residential building. It is laid out over the ground floor and the upper floor, so the living area and the private rest areas stay nicely separated, just like in a house.
The ground floor features an open-plan living room and kitchen, plus a guest bathroom. From the living room you step out into a 50 m² garden with a swimming pool measuring 8 x 2.7 m, a private spot for morning coffee, summer swims and dinners outdoors.
Upstairs you will find three bedrooms and a bathroom, and the family retreat is completed by a loggia with sea views, a place where you will love to end the day.
Two parking spaces come with the apartment.
At a glance

Duplex apartment: ground floor and upper floor
Ground floor: living room, kitchen, bathroom
Upper floor: three bedrooms, bathroom, loggia with sea views
50 m² garden with 8 x 2.7 m swimming pool
Underfloor heating powered by a heat pump
Air conditioning
Two parking spaces

Contemporary architecture with clean lines, a peaceful setting amid greenery and the sea just minutes away give this apartment what is rarely found in an apartment: privacy, your own pool and

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

the feel of a house. Underfloor heating with a heat pump and air conditioning ensure a comfortable temperature all year round.