

HOTEL
& RESIDENCE

GREEN
TOWER

UMAG

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Green Tower Hotel & Residence

– where elegance lives in the heart of Umag

Gracefully rising in the vibrant heart of Umag, Green Tower Hotel & Residence blends timeless elegance with contemporary design. This exclusive destination offers a refined lifestyle just steps from the Adriatic Sea and the cultural soul of Istria.

With a total of 38 exquisite residences ranging in total from 67 to 223 m², Green Tower offers 1 to 4-bedroom apartments—each a blend of space, light, and craftsmanship. Refined interiors and panoramic sea and city views create a sense of serene opulence.

Just around the corner, a curated selection of fine dining restaurants, stylish bars, artisan gelato, and inviting cafés await—offering refined flavors and relaxed charm in the heart of Umag's historic and vibrant center.





LOCATION

Perfectly positioned in Umag's vibrant city center, Green Tower Hotel & Residence offers effortless access to everything that matters—fine dining, cultural landmarks, and the sparkling Adriatic Sea. Just a 4-minute walk to the coast, and steps from the town's historic charm, you'll enjoy the best of Istria right at your doorstep.

Easily accessible from major regional airports:

- Pula Airport – 1 hr
- Trieste Airport (Italy) – 1 hr 15 min
- Ljubljana Airport (Slovenia) – 1 hr 45 min
- Zagreb Airport – 3 hrs

Whether arriving by car, yacht, or plane, this unbeatable location places you at the very heart of the Istrian Riviera.





38 APARTMENTS





AMENITIES



POOL

Residents have access to a rooftop pool in the neighboring hotel, exclusively for residence owners and hotel guests, with no public access. It includes sunbeds, outdoor showers, and a rooftop restaurant and bar.



SPA AREA

The spa area in the hotel includes three saunas, a massage room, showers, and a fitness room, all available for residents. It's the perfect place to unwind, recharge, and relax.



GARAGE

Options include a private outdoor parking space, access to a secure underground garage beneath the residence, and exclusive storage units with power for added convenience and organization.



TURNKEY

A complete interior solution is available, featuring fully furnished, ready-to-move-in residences with a choice of elegantly curated Standard or Deluxe packages.



INCOME

Residents have the option to include their apartment in the rental pool, providing a potential source of income and an attractive return on investment.



SEA

Just steps away, the Adriatic Sea invites evening strolls along the waterfront, where sunset paints the sky. Nearby, charming bars, cafés, and beach clubs set the scene for a lively night.



GASTRO

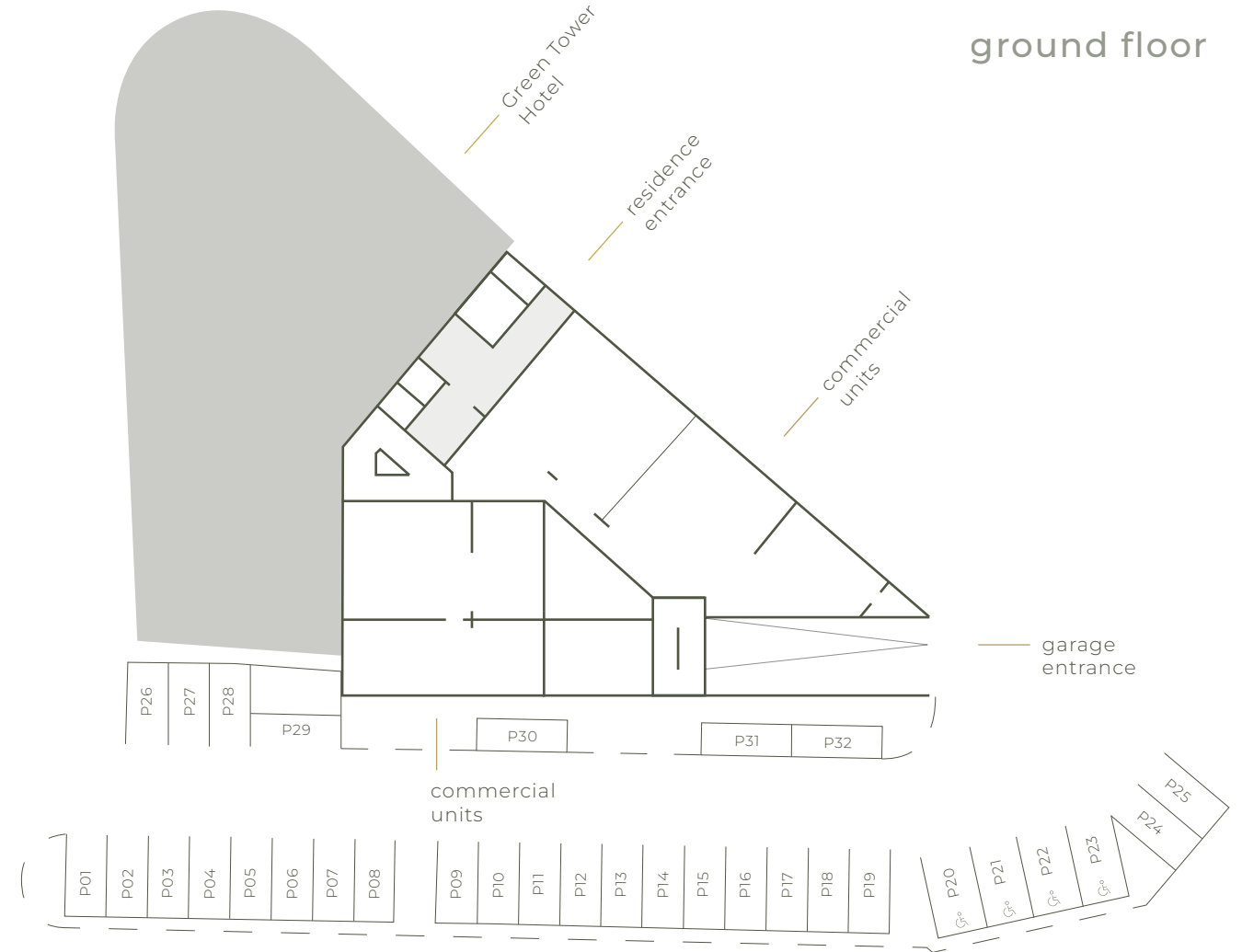
Around the corner, discover an exquisite fine dining restaurant, an elegant bar, and a charming gelato boutique, each offering refined tastes and impeccable ambiance.



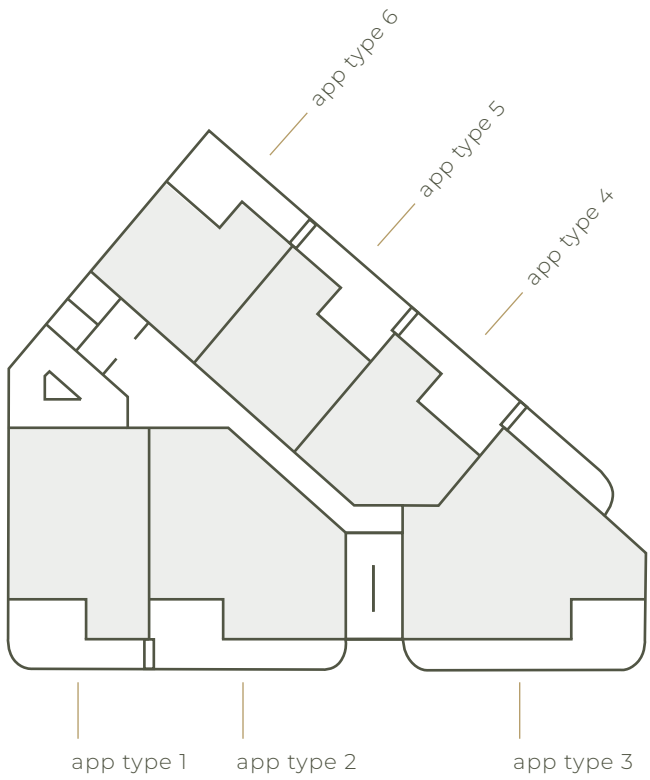
garage



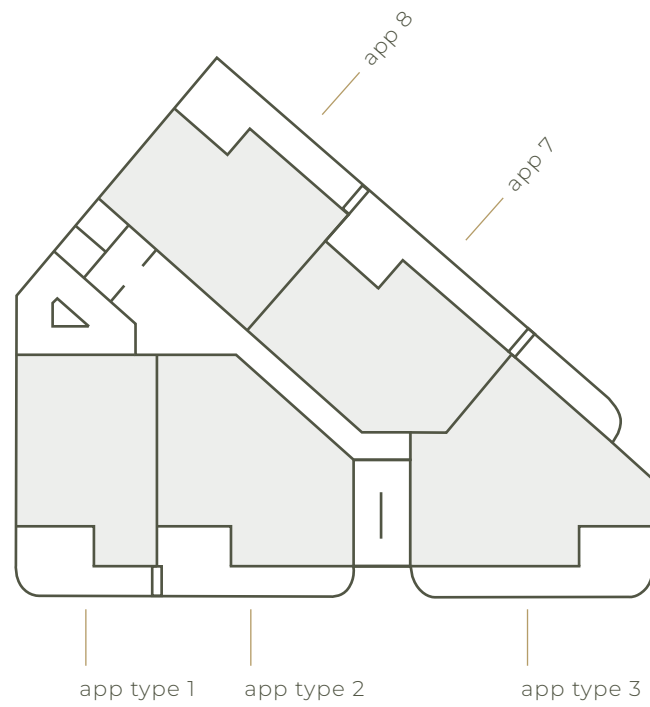
ground floor



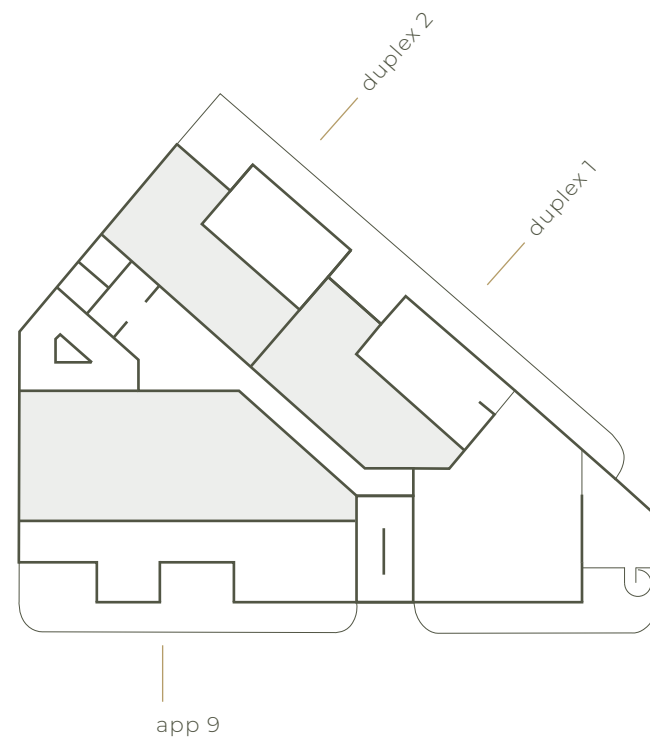
1st-5th floor



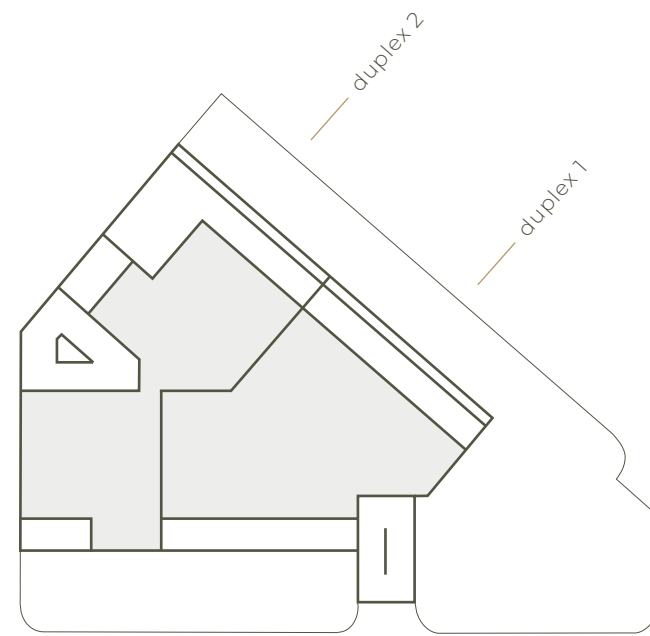
6th floor



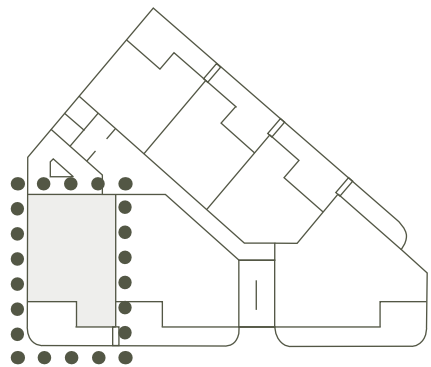
7th floor



8th floor







1st-6th floor

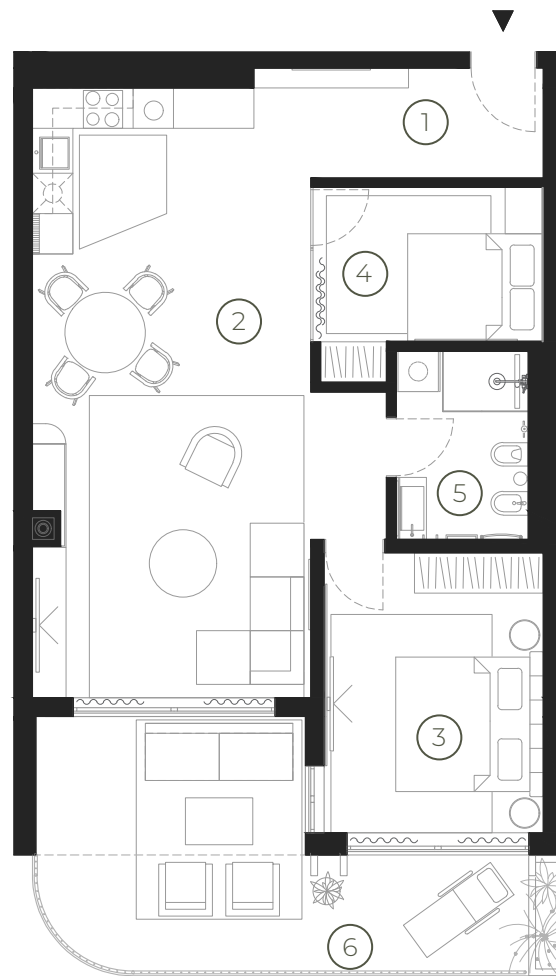
APARTMENT TYPE 1

1 Entrance & hallway	7,1 m ²
2 Kitchen, dining & living room	39,2 m ²
3 Bedroom 1	14,3 m ²
4 Bedroom 2	8,5 m ²
5 Bathroom	5,5 m ²

NET AREA 74,6 m²

6 Balcony 21,2 m²

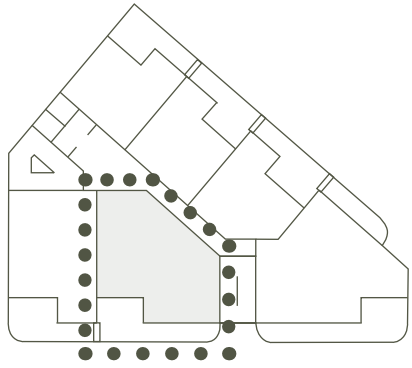
TOTAL NET AREA 95,8 m²





APARTMENT TYPE 1

1st - 6th floor



1st-6th floor

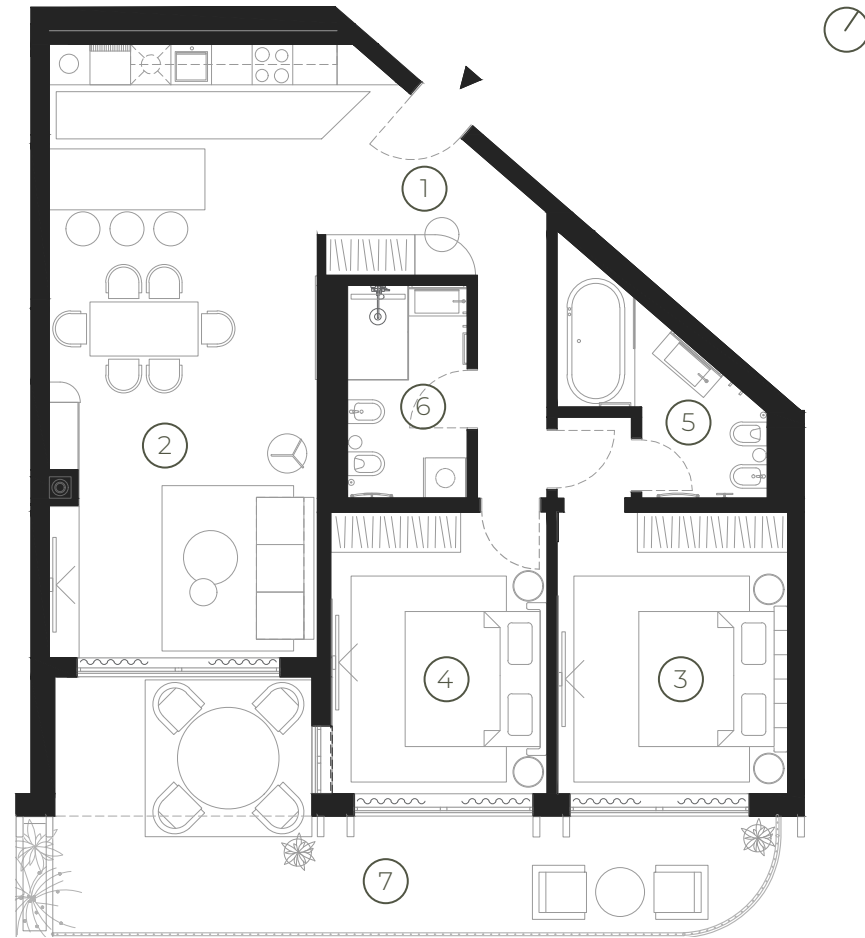
APARTMENT TYPE 2

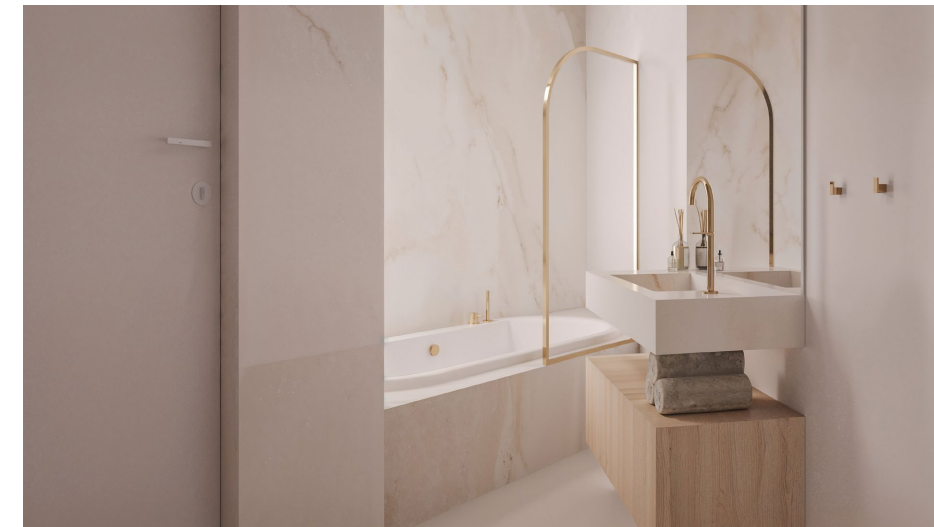
1 Entrance & hallway	11,8 m ²
2 Kitchen, dining & living room	37,1 m ²
3 Master bedroom	16,3 m ²
4 Bedroom 2	14,0 m ²
5 Master bathroom	6,5 m ²
6 Bathroom 2	5,9 m ²

NET AREA 91,6 m²

7 Balcony 26,7 m²

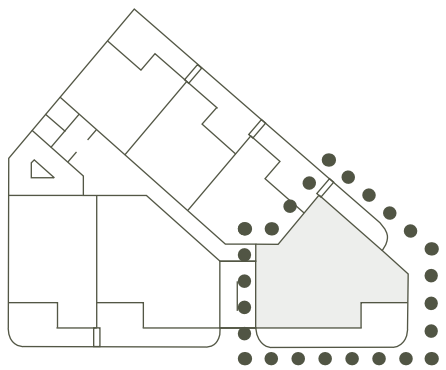
TOTAL NET AREA 118,3 m²





APARTMENT TYPE 2

1st - 6th floor



1st-6th floor

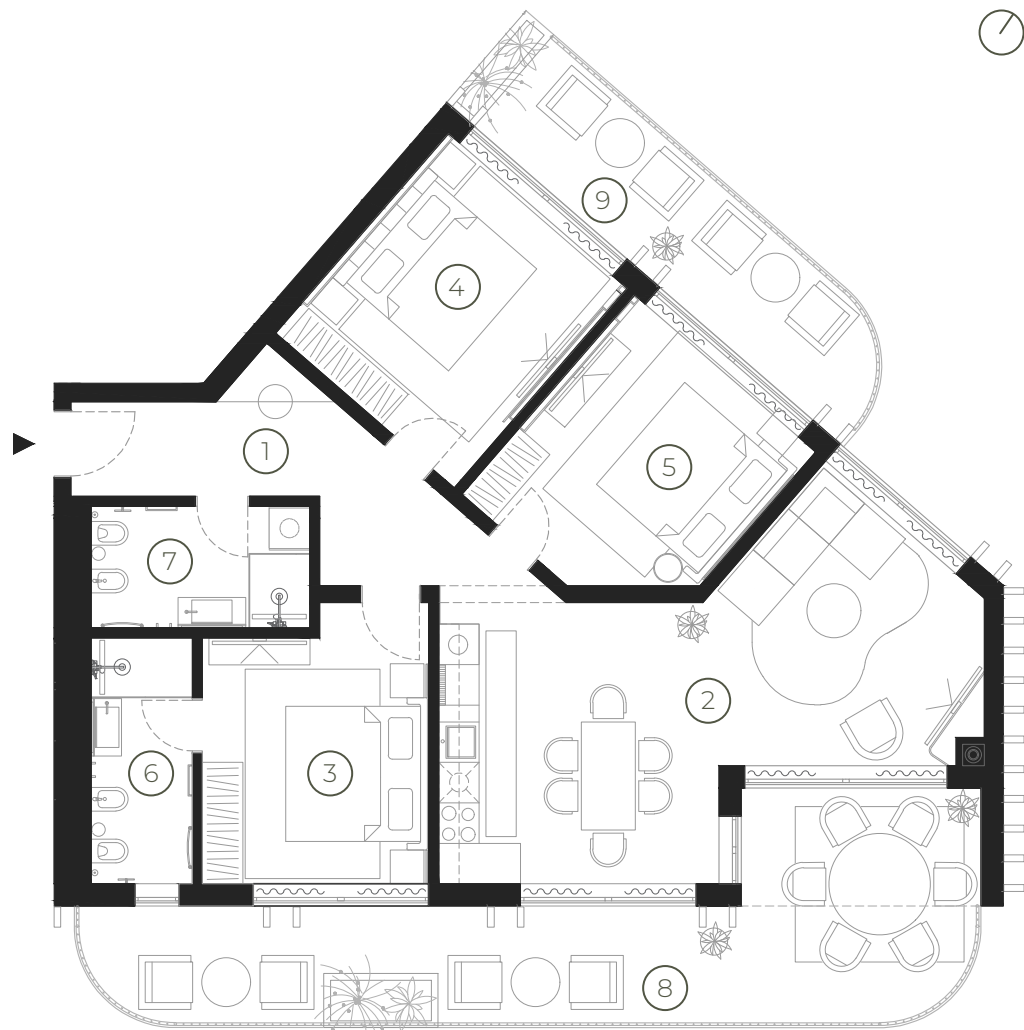
APARTMENT TYPE 3

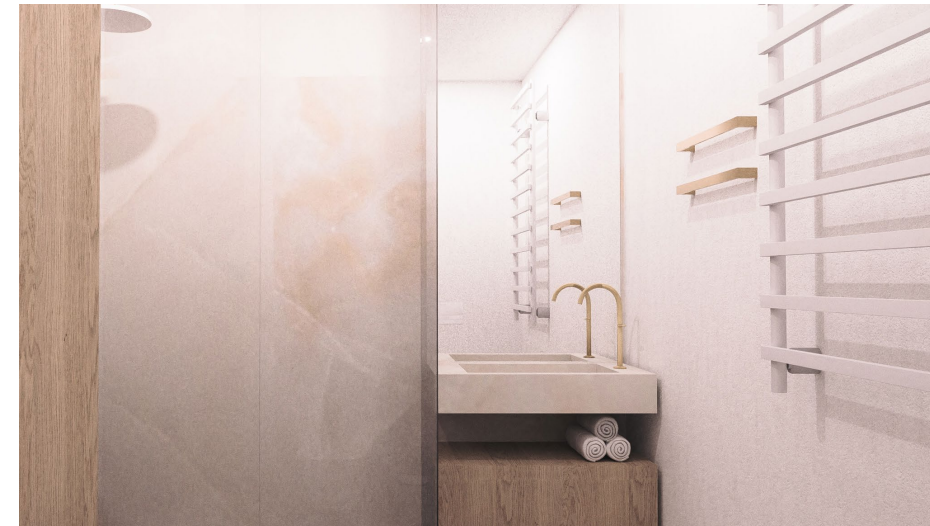
1 Entrance & hallway	10,8 m ²
2 Kitchen, dining & living room	31,6 m ²
3 Master bedroom	14,1 m ²
4 Bedroom 2	13,7 m ²
5 Bedroom 3	12,9 m ²
6 Master bathroom	4,4 m ²
7 Bathroom	6,3 m ²

NET AREA 93,8 m²

8 Balcony 1	28,2 m ²
9 Balcony 2	12,6 m ²

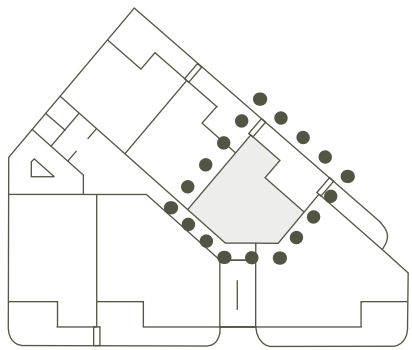
TOTAL NET AREA 134,6 m²





APARTMENT TYPE 3

1st - 6th floor



1st-5th floor

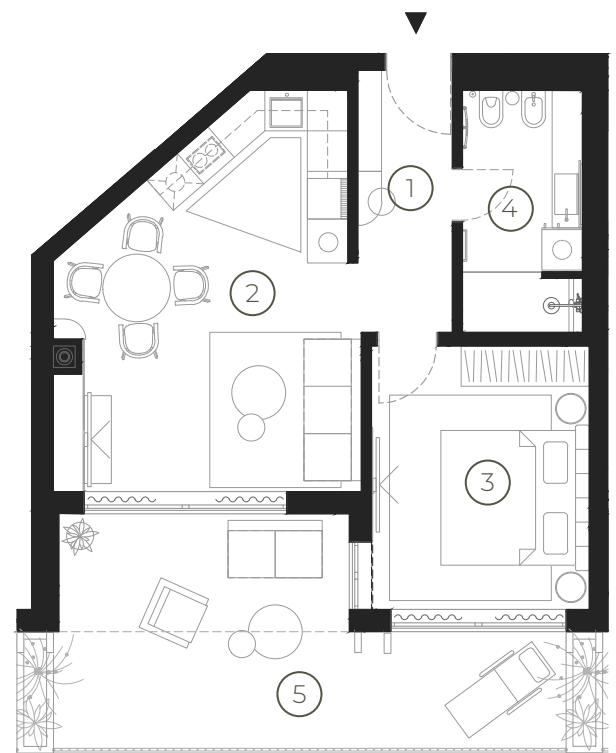
APARTMENT TYPE 4

1 Entrance & hallway	5,5 m ²
2 Kitchen, dining & living room	22,9 m ²
3 Bedroom	12,6 m ²
4 Bathroom	6,4 m ²

NET AREA 47,4 m²

5 Balcony 21,2 m²

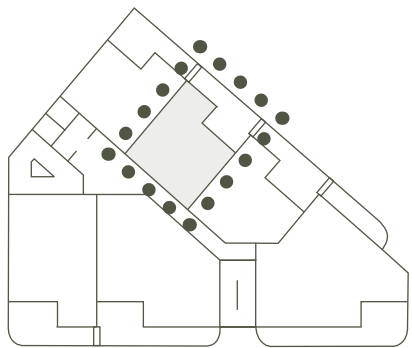
TOTAL NET AREA 68,6 m²



APARTMENT TYPE 4

1st - 5th floor





1st-5th floor

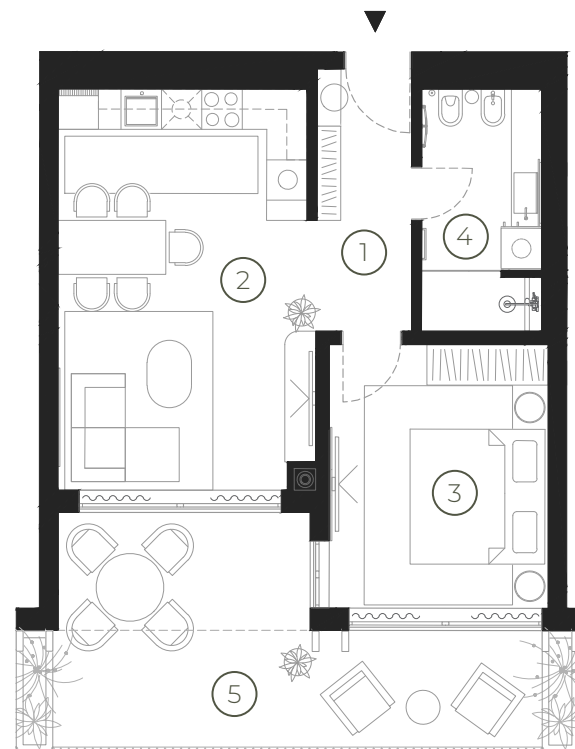
APARTMENT TYPE 5

1 Entrance & hallway	5,5 m ²
2 Kitchen, dining & living room	22,4 m ²
3 Bedroom	12,7 m ²
4 Bathroom	6,4 m ²

NET AREA 47,0 m²

5 Balcony 19,7 m²

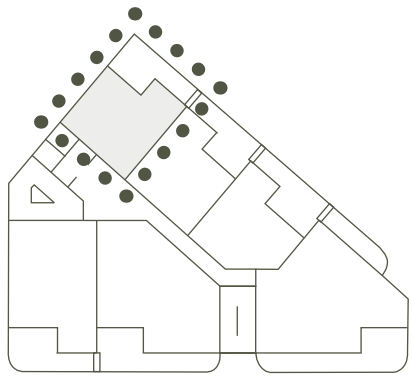
TOTAL NET AREA 66,7 m²





APARTMENT TYPE 5

1st - 5th floor



1st-5th floor

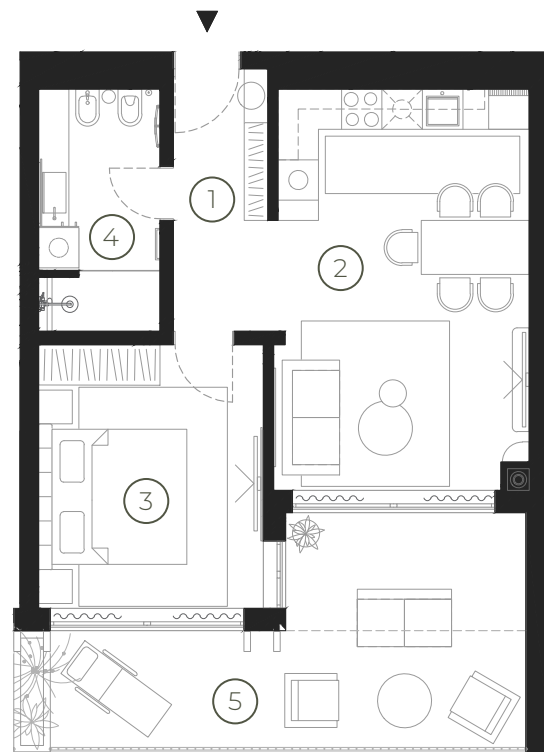
APARTMENT TYPE 6

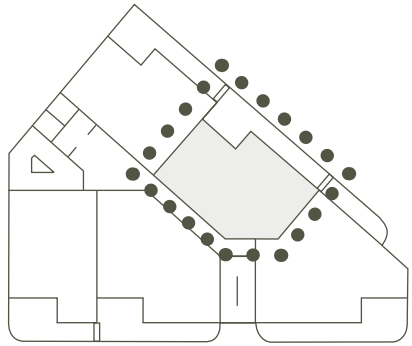
1 Entrance & hallway	5,7 m ²
2 Kitchen, dining & living room	22,2 m ²
3 Bedroom	13,0 m ²
4 Bathroom	6,5 m ²

NET AREA 47,4 m²

5 Balcony 19,1 m²

TOTAL NET AREA 66,5 m²





6th floor

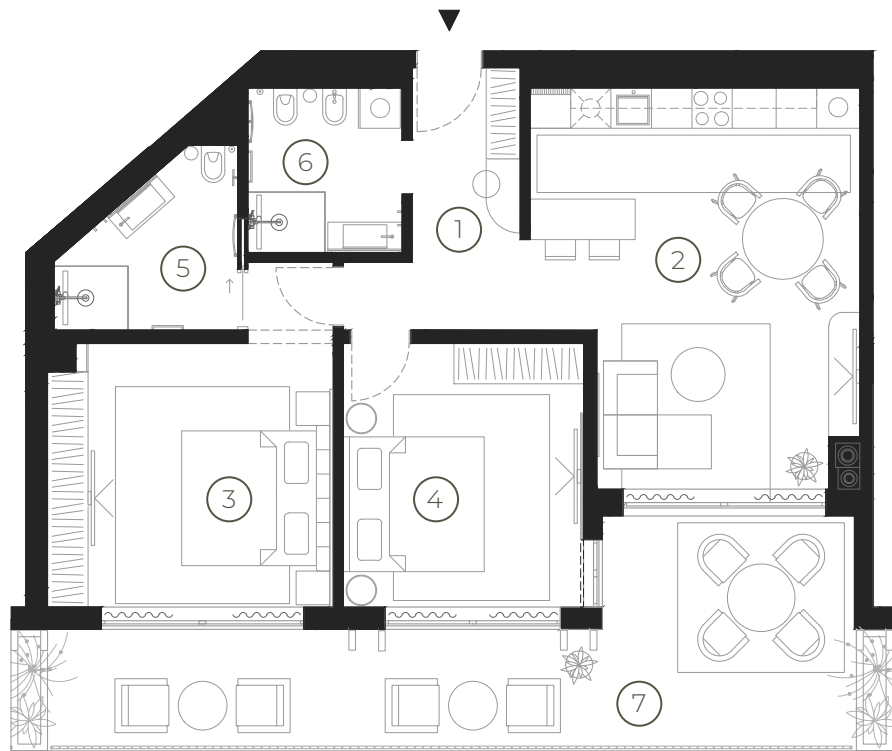
APARTMENT 7

1 Entrance & hallway	7,3 m ²
2 Kitchen, dining & living room	26,6 m ²
3 Master bedroom	18,0 m ²
4 Bedroom 2	13,9 m ²
5 Master bathroom	5,8 m ²
6 Bathroom 2	5,6 m ²

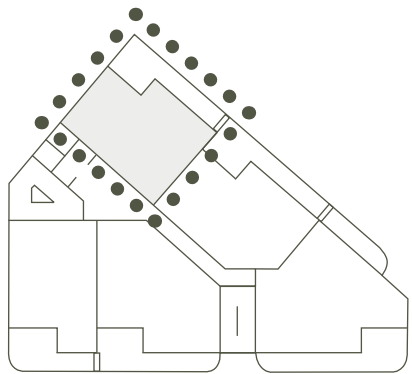
NET AREA 77,2 m²

7 Balcony 27,9 m²

TOTAL NET AREA 105,1 m²







6th floor

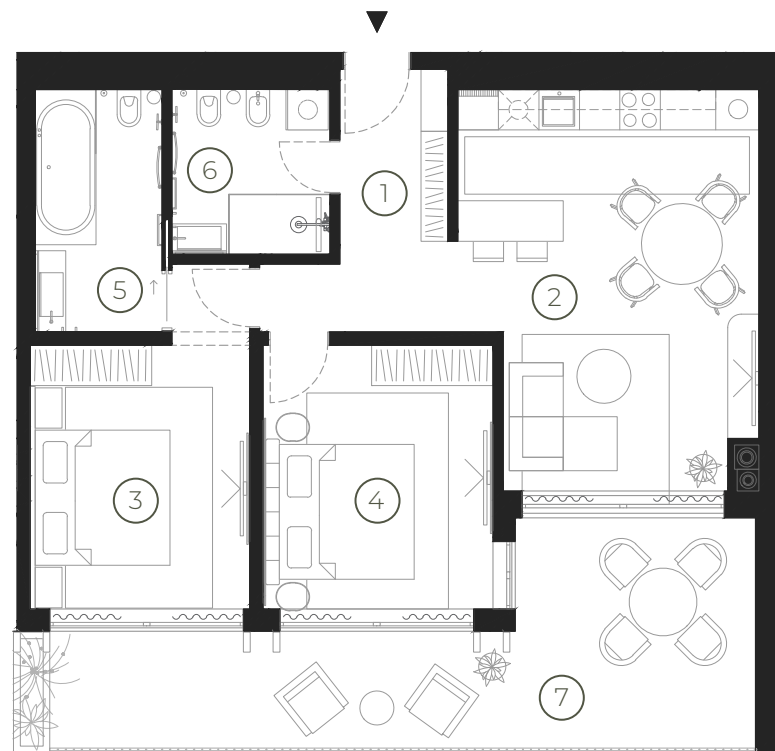
APARTMENT 8

1 Entrance & hallway	7,6 m ²
2 Kitchen, dining & living room	24,6 m ²
3 Master bedroom	14,1 m ²
4 Bedroom 2	13,3 m ²
5 Master bathroom	6,7 m ²
6 Bathroom 2	5,7 m ²

NET AREA 72,0 m²

7 Balcony 25 m²

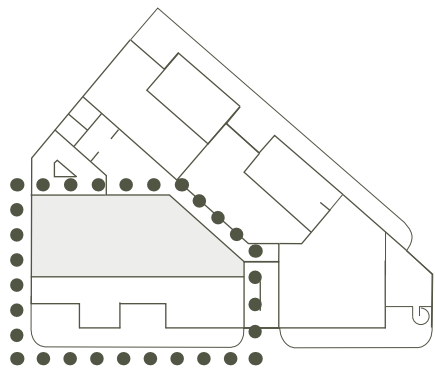
TOTAL NET AREA 97,0 m²



APARTMENT 8

6th floor





7th floor



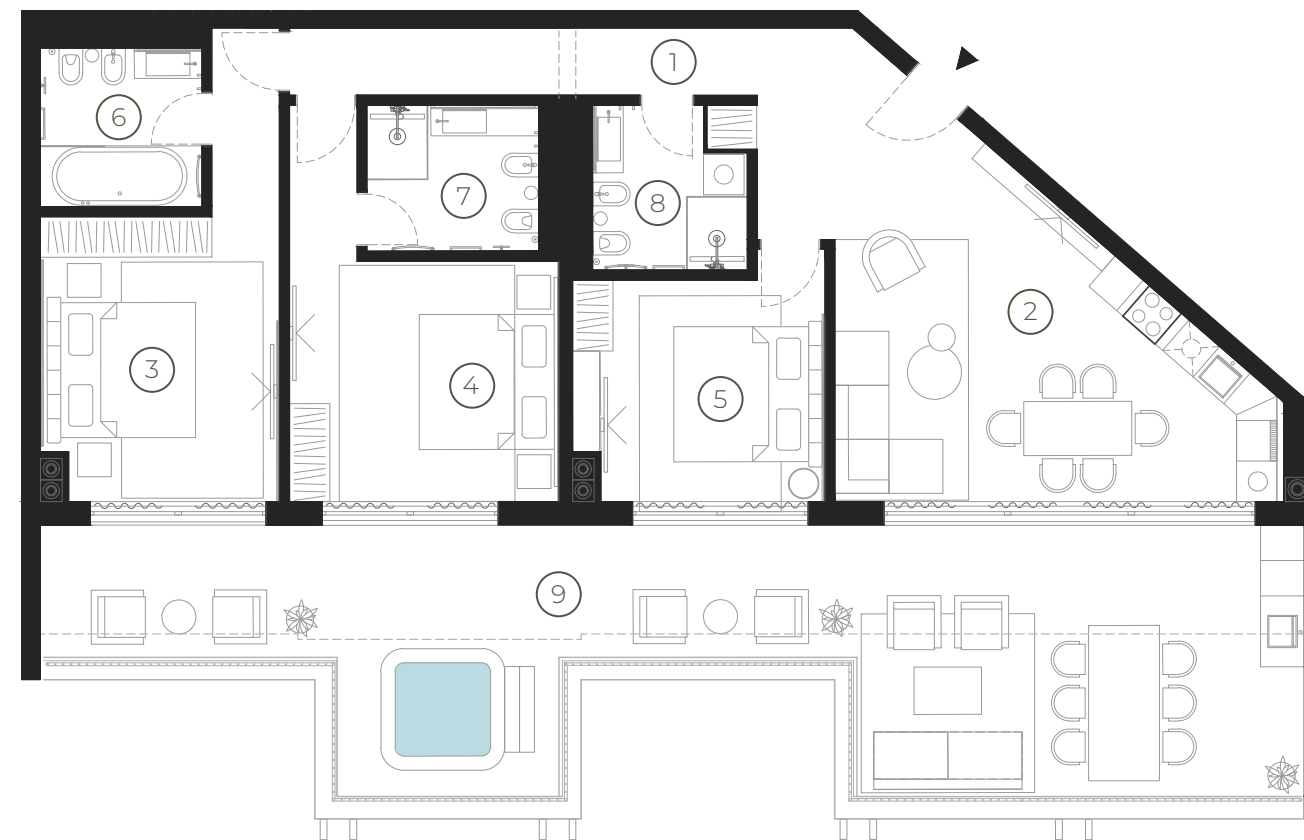
APARTMENT 9

1 Entrance & hallway	14,1 m ²
2 Kitchen, dining & living room	26,7 m ²
3 Master bedroom 1	17,8 m ²
4 Master bedroom 2	16,9 m ²
5 Bedroom 3	12,8 m ²
6 Master bathroom 1	5,6 m ²
7 Master bathroom 2	5,5 m ²
8 Bathroom 3	5,1 m ²

NET AREA 104,5 m²

9 Balcony 57,5 m²

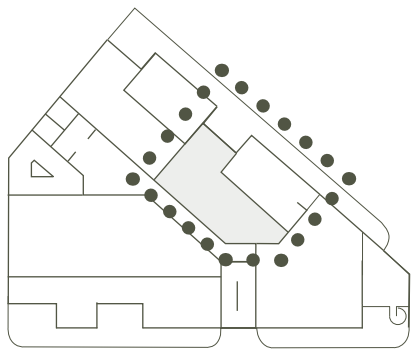
TOTAL NET AREA 162,0 m²



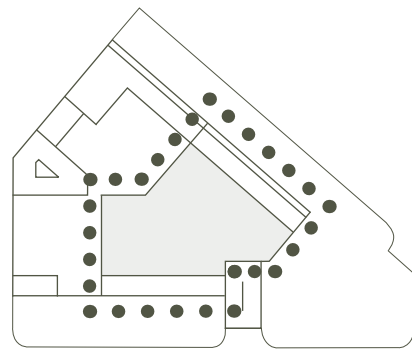


APARTMENT 9

7th floor



7th floor



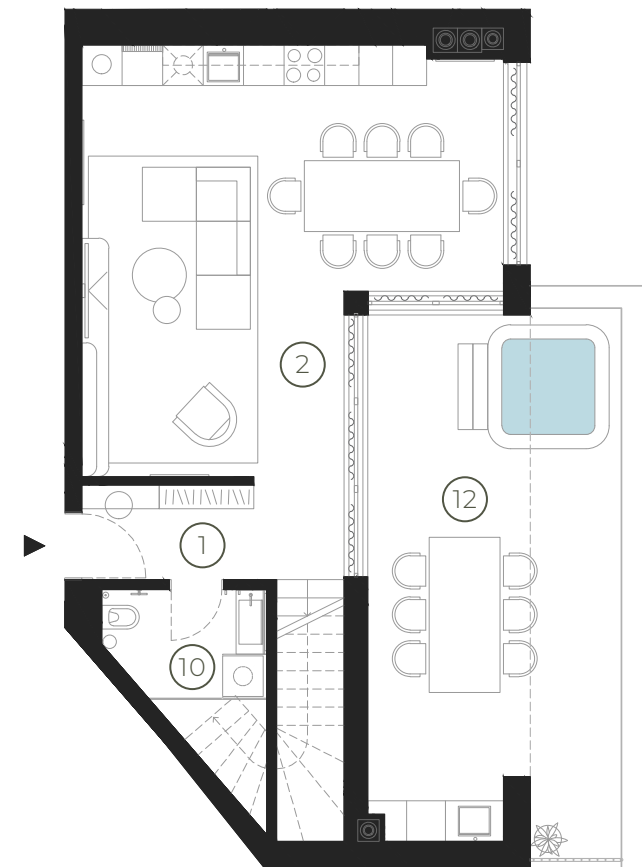
8th floor

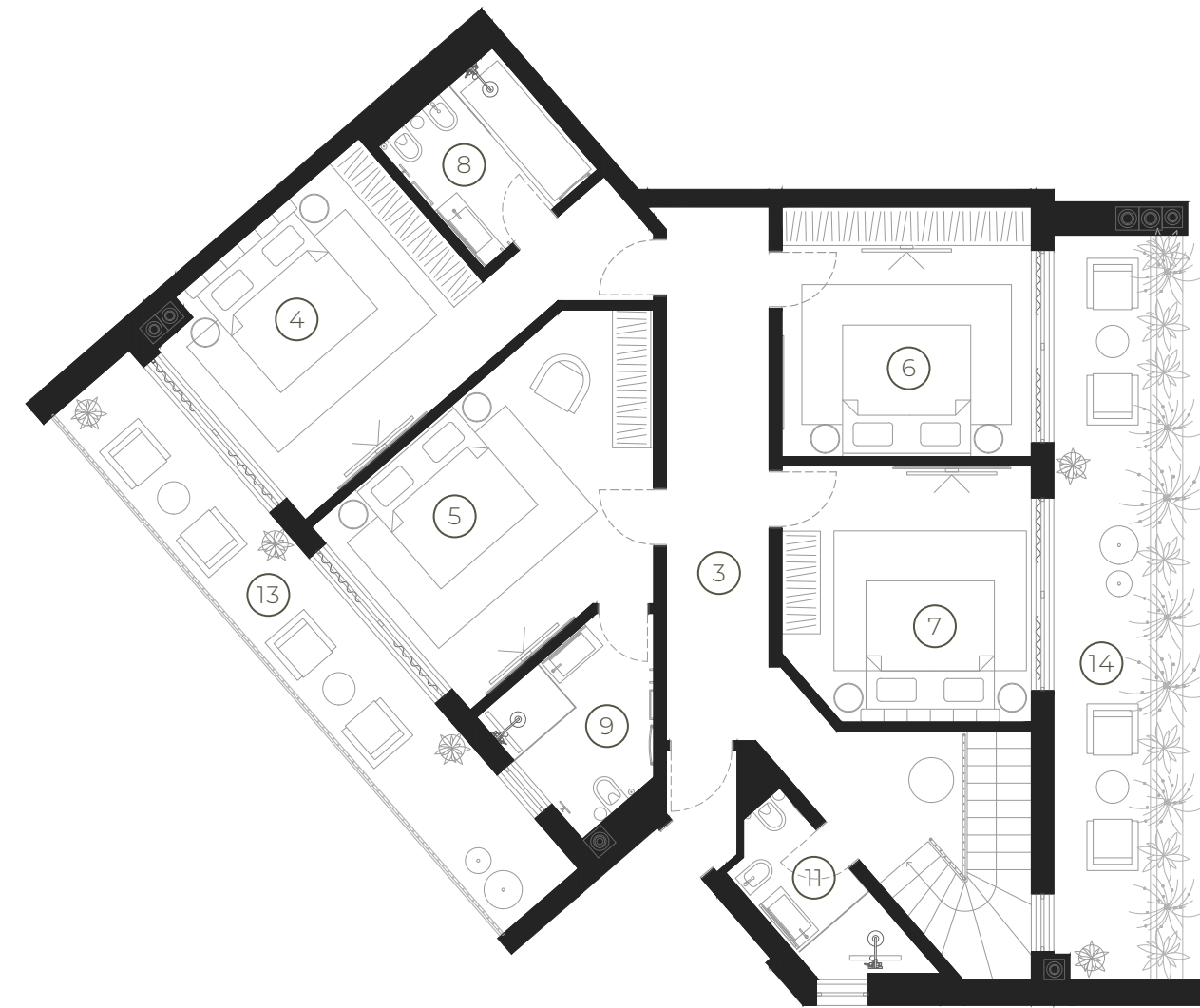


DUPLEX 1

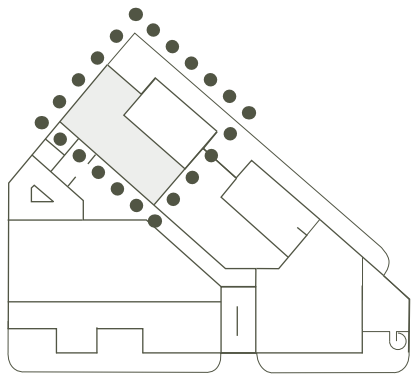
1 Entrance & hallway	5,5 m ²
2 Kitchen, dining & living room	34,2 m ²
3 Hallway	24,6 m ²
4 Master bedroom 1	21,1 m ²
5 Master bedroom 2	20,0 m ²
6 Bedroom 3	15,7 m ²
7 Bedroom 4	15,6 m ²
8 Master bathroom 1	5,9 m ²
9 Master bathroom 2	6,1 m ²
10 Bathroom 3	5,4 m ²
11 Bathroom 4	4,5 m ²
NET AREA	158,6 m ²
12 Balcony 1	29,4 m ²
13 Balcony 2	17,2 m ²
14 Balcony 3	17,4 m ²

TOTAL NET AREA 222,6 m²

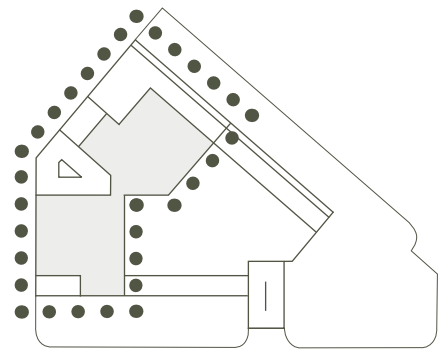




8th floor



7th floor



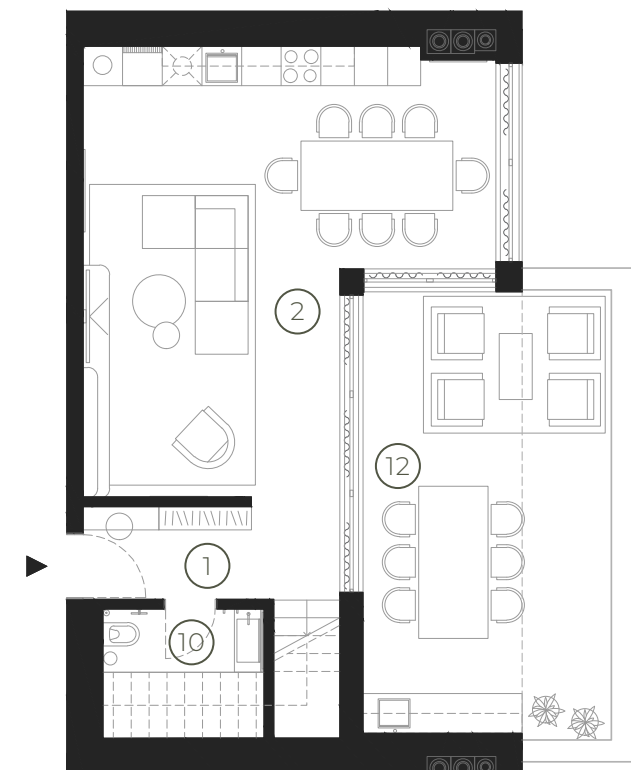
8th floor



DUPLEX 2

1 Entrance & hallway	6,0 m ²
2 Kitchen, dining & living room	34,0 m ²
3 Hallway	28,0 m ²
4 Master bedroom 1	19,7 m ²
5 Master bedroom 2	19,8 m ²
6 Bedroom 3	14,5 m ²
7 Bedroom 4	13,6 m ²
8 Master bathroom 1	6,2 m ²
9 Master bathroom 2	5,5 m ²
10 Bathroom 3	4,8 m ²
11 Bathroom 4	6,9 m ²
NET AREA	159,0 m ²
12 Balcony 1	25,9 m ²
13 Balcony 2	6,0 m ²
14 Balcony 3	31,4 m ²

TOTAL NET AREA 222,3 m²





8th floor



DUPLEX 2

7th & 8th floor



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