



<b>Code :</b>	02133
<b>Location :</b>	Poreč
<b>Building size :</b>	66.48 m <sup>2</sup>
<b>Garden size :</b>	180 m <sup>2</sup>
<b>Distance from city :</b>	1500 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	1 / 1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A
<b>Parking lot :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 280.000 €

S332

Tar-Vabriga

A high-quality new building apartment located in a very quiet and pleasant area near Poreč, only approximately 1,500 meters from the sea.

The apartment has a total living area of

66.48 m<sup>2</sup> and is located on the ground floor of a modern residential building equipped with an elevator.

It is functionally arranged and consists of an entrance area, a bright open-space area that combines the living room, kitchen and dining room, with direct access to a covered terrace of 8.42 m<sup>2</sup>. Furthermore, the apartment has two bedrooms, a bathroom and an additional guest toilet.

For additional comfort, underfloor heating has been installed in the living room, hallway and bathroom, while all rooms are equipped with inverter air conditioners, which allows for a pleasant stay throughout the year.

The apartment also comes with a private garden of an impressive 180 m<sup>2</sup>, a storage room of 5.12 m<sup>2</sup> located in the basement of the building, as well as two secured parking spaces in front of the building.

The location is one of the main advantages of this property - in the immediate vicinity, within walking distance, there are restaurants, shops, a supermarket and a cafe, which makes this property ideal for both everyday life and for vacation or



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tourist rental.

The apartments are fully finished and immediately available for move-in.

The building has an elevator, and the apartment is equipped with underfloor heating in the kitchen, living room and hallway.

The bedrooms are air-conditioned for a comfortable stay throughout the year.

The location of the apartment is extremely practical: only 8 km from Poreč and 1.5 km from the sea. The center of the village offers all the necessary amenities for a pleasant everyday life, including shops, schools, restaurants and other services.

This apartment is ideal for a family, couples or anyone looking for a quiet life near the sea and the city.

The apartments are sold turnkey

The property is in the VAT system so the buyer does not pay sales tax