



<b>Code :</b>	02234
<b>Location :</b>	Poreč
<b>Building size :</b>	92.87 m <sup>2</sup>
<b>Garden size :</b>	139 m <sup>2</sup>
<b>Distance from city :</b>	200 m
<b>Distance from sea :</b>	2000 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>	2 / 0
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 350.000 €

**S369**

Located in a prestigious new development in a peaceful and highly desirable area of Tar, an Istrian town between Poreč and Novigrad, just 2 km from beautiful beaches and crystal-clear sea, this exceptionally attractive ground-floor apartment is situated.

The building consists of only six apartments, ensuring privacy and tranquility. The apartment stands out with its spacious garden of 139 m<sup>2</sup>, featuring a private swimming pool of 15 m<sup>2</sup>.

The interior is carefully designed with a focus on functionality and openness. It comprises an entrance hall leading to an open-plan kitchen, dining, and living area with direct access to the garden and pool, one bedroom, a modern bathroom, and a luxurious master bedroom with an en-suite bathroom and walk-in wardrobe.

Surface areas:

Net living area: 64.23 m<sup>2</sup>

Terrace: 11.62 m<sup>2</sup>

Swimming pool: 15 m<sup>2</sup>

Garden: 139 m<sup>2</sup>

Parking space

Special attention has been given to quality and comfort: underfloor electric heating is installed throughout the apartment, and all rooms are equipped with air conditioning.

High-quality ceramic tiles are used, while the bedrooms feature premium parquet flooring that enhances the warmth of the space.

The apartment includes one parking space.

This property is an ideal choice for luxury living near the sea or as a secure



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investment in one of the most sought-after locations in Istria.