

## ISTRIA ADRIA

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<b>Code :</b>	11607
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	105 m <sup>2</sup>
<b>Lot size :</b>	228 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	3000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

Price : 349.000 €

### Apartment 1 | Building 1 - TAR RESIDENCES

Located on the ground floor of the first building within the Tar Residences project, this highly attractive two-bedroom apartment with a living area is ideal for comfortable family living, holiday use or a secure long-term investment.

The apartment offers 68.40 m<sup>2</sup> of net living space, complemented by a covered terrace of 18.10 m<sup>2</sup> that seamlessly connects to a private garden of 228.12 m<sup>2</sup>. This layout provides a house-like feel, a high level of privacy and year-round outdoor living.

The apartment includes one parking space, while the construction quality and fittings reflect the high standards of the project: reinforced concrete structure, PVC exterior joinery with electric shutters, multi-split air conditioning system, premium ceramic tiles and parquet flooring throughout, as well as electric underfloor heating in the bathroom.

The total saleable area amounts to 105.26 m<sup>2</sup>.

This property is an excellent choice for buyers seeking a peaceful location, private outdoor space and long-term value, close to the sea and all amenities of western Istria.

For floor plans, availability and further information, please feel free to contact us.