

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12190
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	67 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	3
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2026

**Price :** 250.000 €

For sale is a modern two-bedroom apartment in a new building in Tara, located in an attractive area with a sea view.

The apartment is situated in a residential-commercial building that is part of a high-quality urban project combining contemporary design and luxury. The building has four floors (ground floor and three upper floors).

The apartment is located on the 3rd floor and has a living area of 67 m<sup>2</sup>. It consists of an entrance hall, a living room, a kitchen with a dining area, two bedrooms, a bathroom, a separate toilet, and a terrace with a sea view.

The price includes two parking spaces.

A special advantage of this property is its excellent location - the sea and beaches are only about 1 km away, allowing for quick and easy access to the coast.

The building will be equipped with a heat pump, underfloor heating in all rooms, and a complete air conditioning and cooling system, ensuring maximum comfort throughout the year. A silent elevator, PVC joinery with triple glazing, electric blinds with mosquito nets, a video intercom, and high-security entrance doors will also be installed.

Buyers will have the option to choose high-quality first-class ceramics, while the common areas of the building will be finished with high-quality stone and ceramics.

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The apartment is located in an excellent location in the center of Tara. In the immediate vicinity, about 100 meters away, there are an elementary school, kindergarten, pharmacy, shops, bars, and restaurants.

Construction work began in early May 2025, with completion, obtaining a occupancy permit, and move-in planned for the end of March 2027.

This property represents an excellent opportunity for a peaceful family life, vacation, or investment for tourist rental in one of the most sought-after locations in Istria.

For more information, please