

## UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: [info@universumcroatia.hr](mailto:info@universumcroatia.hr)

web: [universumcroatia.hr](http://universumcroatia.hr)

info: +385 99 214 90 23 | +385 99 214 90 25



<b>Object ID :</b>	2580
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	124.82 m2
<b>Distance from center :</b>	400 m
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Internet :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

Price : 433.000 €

Apartments Tar, sea view, close to the sea

For sale is a two-story apartment labeled "STAND 3 ZELENE BOJE" with a size of 124.82 m2 and a beautiful view of the sea, which is 3 km away.

This beautiful and spacious apartment is spread over two floors. On the first floor there is an entrance hall, a toilet/laundry room, a wardrobe and a bedroom with a bathroom. The internal stairs, which will be covered with treads made of solid oak wood, lead to the second floor, where there are two bedrooms, a bathroom, a kitchen with a dining table and a living room. The living room leads to a large covered terrace with a wonderful panoramic view of the sea and surrounding nature. On this beautiful and large terrace with a size of 20.42m2, the electricity is used to install the jacuzzi.

The apartments are equipped with aluminum and PVC carpentry, mosquito nets and electric blinds.

First-class ceramics will be installed in the living room, bathrooms and corridors, while three-layer oak parquet will be installed in the rooms.

All rooms in the apartment are equipped with air conditioners with inverters and TV connections.



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Electric underfloor heating is installed in all bathrooms and the living room.

The price of the apartment includes one parking space with a predisposition for an electric car charger and a storage room of 6.51m<sup>2</sup>.

The apartment is located in a quiet location and close to all facilities necessary for life. Restaurants, shops, doctor and pharmacy, school and kindergarten are only 400m from the building.

The distance from Poreč is 7 km, Novigrad 5 km, Umag 20 km, Pula airport 75 km and Portorož airport only 30 km away. The planned completion of construction is January 2024.

The future owner does not pay real estate transfer tax of 3%