

## Stan s vlastitim bazenom i vrtom, Tar-Vabriga, Flat



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
Address: Partizanska 6A  
Mobile: +385 99 591 2785  
Phone: +385 91 618 6842  
About us: Our real estate agency with

many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Stan s vlastitim bazenom i vrtom
Property for:	Sale
Property area:	158 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	4
Bathrooms:	3
Garden area:	106 m <sup>2</sup>
Price:	579,100.00 €
Updated:	Nov 15, 2023

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Tar-Vabriga
ZIP code:	52440

### Permits

Building permit:	yes
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### Additional information

Energy efficiency:	In preparation
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description: Apartment in a newly built residential building with a total of 4 apartments, in a quiet location with a sea view, 3 km from the sea and 8 km from the city of Poreč. The apartment extends through the ground floor and the first floor. On the ground floor there is an entrance hall, a storage room under the stairs, an open living room with a kitchen and dining room, one bedroom with its own bathroom, a laundry room and a separate guest toilet. From the living room and dining room there is direct access to the private pool and terrace, which is partially covered, and from the bedroom there is direct access to the yard/garden. In the corridor there is a staircase that leads to the first floor. On the first floor, there is a hallway leading to two additional bedrooms, each of which has its own private bathroom and direct access to the shared balcony. The apartment is equipped with underfloor heating and air conditioning, and it has a parking space in front of the building as well as a storage room in the basement of the building. The construction is in the final phase, and the completion of the works is scheduled for the spring of 2024. The apartment is being sold without furniture. The price includes VAT, which can be shown separately. ID CODE: 511

## Additional contact info

Reference Number: 544862

Agency ref id: 511