

## Istra, Tar – moderan dvosoban stan u novogradnji, Tar-Vabriga, Flat



### Seller Info

Name: Art Living Real Estate  
First Name: Art Living  
Last Name: Real Estate  
Company Name: ART LIVING REAL ESTATE  
Service Type: Selling and renting  
Country: Croatia  
Region: Istarska županija  
City: Umag  
ZIP code: 52470  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
About us: Art Living Real Estate is an

authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

### Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office  
field tour of selected real estate  
real estate documentation check  
negotiating sales  
legal support (sales contract, pre-contracts, registration)  
transfer of utility obligations (electricity, water, etc.),

### Our services to sellers:

property overview  
real estate estimate  
photographic services  
consulting on the real estate's  
market value  
verification of real estate  
documentation (ownership  
certificate, construction and use  
permit)  
signing a real estate mediation  
contract  
advertising real estate on our  
website and other leading  
domestic and world websites  
additional attention is paid to  
the real estate for which we  
have an exclusive mediation  
contract in marketing  
advertising and investment

Reg No.:

72/2022

## Listing details

### Common

Title:	Istra, Tar – moderan dvosoban stan u novogradnji
Property for:	Sale
Property area:	65 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Balcony area:	11 m <sup>2</sup>
Price:	229,000.00 €
Updated:	Jul 07, 2024

### Condition

Built: 2024

### Location

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



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description: In the vicinity of Poreč, in the beautiful town of Tar, just 2 km from the sea, apartments are for sale in a top quality building with 13 residential units. The apartments are spread over 4 floors, i.e. ground floor and 3 floors. The building will have an elevator that will connect all 3 floors of the building, and the apartments will also have a storage room and 2 parking spaces. Apartment F with a total net area of 65.36 m<sup>2</sup> is located on the first floor and consists of a living room with kitchen and dining room, 2 bedrooms, 2 bathrooms and a spacious terrace with a beautiful view of the sea. The apartment has air conditioning, underfloor heating throughout the apartment, fire-proof and burglar-proof doors, 6-chamber PVC carpentry with electric blinds, glass filled with argon, facade system with 10 cm insulation. High-quality ceramics or laminate will be installed on the floor. The orientation of the apartment and the spacious glass wall provide light and warmth throughout the day. The start of construction is the fall of 2023, while the planned completion and occupancy will be possible after December 2024. The apartment is located near all important amenities, within easy reach of beautiful beaches, restaurants and shops, and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for both housing and rental for tourist purposes. The commission of the agency for the buyer is 3% and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1061 ID CODE: 1061

## Additional contact info

Reference Number: 612845  
Agency ref id: 1061