

**ISTRA, TAR - 2SS+DB, 70,37M2 NOVOGRADNJA 1.KAT, Tar-Vabriga, Flat****Seller Info**

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, TAR - 2SS+DB, 70,37M2 NOVOGRADNJA 1.KAT
Property for:	Sale
Property area:	70 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Price:	226,175.00 €
Updated:	Oct 11, 2024

### Condition

Newbuild:	yes
Built:	2025

### 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
-----------	-----



### Heating

Central heating:	yes
------------------	-----

### Parking

Number of parking spaces:	2
---------------------------	---

## Description

Description:

ISTRIA, TAR - 2SS+DB, 70.37M2 NEW BUILDING 1ST FLOOR Originally two settlements, Tar-Torre and Vabriga-Abrega, today are one place divided by the main road connecting Poreč and Novigrad. It is a fertile plateau at 112 meters above sea level, which descends on one side towards the sea, and on the other towards the mouth of the Mirna river. The area is known for its excellent olive oil, and right at the foot of Tar-Torre, on the Larun plantation, olives are grown, from which excellent olive oil is obtained. Located in a prime location in Tar, this apartment provides the perfect balance between comfort and practicality. It is located just a few minutes from the beautiful sea and beaches, and the proximity of the center with numerous facilities such as restaurants, shops, schools and kindergartens makes it an ideal place to live. This apartment is located on the first floor of a residential building with only thirteen residential units. Apartment S5 covers a total area of 70.37 m<sup>2</sup>. It consists of an entrance hall, bathroom, guest toilet, utility/laundry room, two spacious bedrooms and one with access to the loggia, living room with dining room and open concept kitchen. The living room has an exit to the loggia. The building has an elevator. The apartment comes with two secured parking spaces, and it will be heated with electric underfloor heating distributed throughout the apartment. In the apartment, one indoor air conditioner that enables heating and cooling and one outdoor air conditioner will be installed, and installations will be made for two more air conditioners. The floor coverings in the apartment will be made of ceramics and will be installed throughout the entire apartment. High-quality VEKA PVC joinery with three-layer glass and electric blinds will additionally ensure comfort and energy efficiency. All the necessary services, including shops, restaurants and educational institutions, are located at a very short distance, while the beautiful beaches can be reached by easy walking or driving. These beaches offer not only crystal clear sea, but also a variety of activities, from restaurants by the sea to sports facilities and green areas ideal for picnics. Do not miss the opportunity to enjoy this wonderful apartment, where the Mediterranean atmosphere and contemporary design create a perfect living space. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33975

## Additional contact info

Reference Number: 659392  
Agency ref id: 33975  
Contact phone: +385 97 766 8214