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Code :	03357
Location :	Tar-Vabriga
Building size :	71.95 m2
Lot size :	0 m2
Distance from center :	800 m
Distance from sea :	1000 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of bathrooms :	1
Energy efficiency :	Not specified
Parking lot :	Yes
Garage :	Yes
Pantry :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Balcony :	Yes
Terrace :	Yes

Price :	237.343 €

APARTMENT 2: Luxury and Fully Accessible 2-Bedroom Ground Floor Apartment with Garage and Parking

Are you looking for an apartment that offers the premium comfort of a luxury new build, maximum practicality, and a peaceful environment? Apartment number 2 on the ground floor is the perfect choice for families, couples, or seniors who value effortless, step-free convenience.
This spacious property is situated on the ground floor of a modern building with an elevator, offering superb accessibility – you can get from the underground garage straight to your apartment completely step-free, making it ideal for families with strollers or individuals with reduced mobility. Facing inward, the apartment offers a beautiful, calming view of native Mediterranean greenery and olive groves, ensuring complete privacy and year-round peace.

□□ Layout and Transparent Surface Calculation:

The floor plan is highly functional, featuring clear zoning between the living and sleeping quarters:
• Total Calculated Net Area: [Unesite m²] m² (Calculated by applying standard legal coefficients: 0.80 for the underground garage space and

storage, and 0.25 for the outdoor parking space).
• Indoor Living Space: A comfortable open-plan living room with kitchen and dining area, two cozy bedrooms, a modern family bathroom, and a practical pantry/utility room.
• Spacious Covered Terrace: The living room opens through large glass walls onto a comfortable covered terrace – the perfect outdoor setting for morning coffee, al fresco dining, and enjoying the green surroundings.

□□ Premium Specifications for Year-Round Comfort:

• Underfloor Heating: Installed throughout the entire...