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Code :	03359
Location :	Tar-Vabriga
Building size :	51.63 m2
Lot size :	0 m2
Distance from center :	800 m
Distance from sea :	1000 m
Floor :	2
Number of floors :	0
Number of bedrooms :	2
Number of bathrooms :	1
Energy efficiency :	Not specified
Parking lot :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Air conditioning :	Yes

Price :	206.520 €

APARTMENT 6: Luxury 2nd Floor Apartment with Garage, Parking, and Open Nature Views

Are you looking for the perfect balance of an elevated floor, premium specifications, and a relaxing green environment? Apartment number 6 on the second floor offers maximum comfort, exceptional privacy, and an outstanding layout.
Situated on the second floor of a modern building with an elevator, this spacious residence boasts excellent natural light and beautiful, elevated open views over the native Mediterranean greenery and olive groves. The inward-facing orientation guarantees complete peace and privacy, insulated from summer crowds and street noise.

□□ Layout and Transparent Surface Calculation:

The apartment has been intelligently zoned to maximize functionality, separating the living and sleeping quarters:
• Total Calculated Net Area: 71.95 m² (This area is calculated by applying standard legal coefficients for accessory parts: 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 generous bedrooms, a modern family bathroom, and a highly practical utility/pantry room.
• Loggia/Terrace: The actual physical floor area of the terrace is a spacious 10.70 m² (included in the total calculated square footage with a reduced coefficient), providing the perfect setting for al fresco dining and taking in the nature views.

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□□ Premium Specifications for Year-Round Luxury:

• Underfloor Heating: Installed throughout the entire apartment, providing optimal warmth and lower energy bills during winter.
• Air Conditioning: Top-tier A/C ...