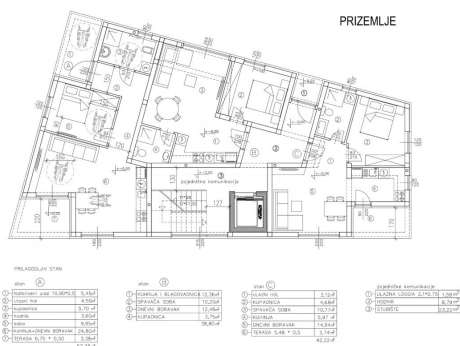




Code :	03370
Location :	Tar-Vabriga
Building size :	57 m2
Lot size :	48 m2
Distance from center :	200 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of floors :	0
Number of bedrooms :	2
Number of bathrooms :	1
Year of construction :	2027
Energy efficiency :	A
Parking lot :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Terrace :	Yes
Garden :	Yes

Price : 200.830 €

For Sale: Adaptable 3-Room Ground-Floor Apartment with a 48 m² Private Garden – Center of Tar, Istria

Are you looking for a property that combines the comfort of a family home with the convenience of a modern apartment? We present Apartment A, located on the ground floor of an exclusive new development in the very heart of Tar.

This apartment is designed as an "adaptable unit," meaning its smart, barrier-free layout ensures maximum functionality, spaciousness, and comfort for all generations—from families with children to individuals with limited mobility. Construction completion and move-in are scheduled for December 2027.

A Private Green Oasis (48 m² Garden)

The standout feature of Apartment A is its own private 48 m² garden area surrounding the unit. The living room opens directly onto a spacious covered terrace that flows seamlessly into the green garden. It serves as your private retreat for relaxation, barbecues with friends, children's playtime, or a safe space for pets. Layout and room sizes (Total: 57.38 m² of interior space + garden)

The apartment is exceptionally bright, features triple-aspect orientation, and makes optimal use of space:

- Living room + Kitchen + Dining area: 24.80 m² (open-plan layout with

extensive glazing and access to the terrace)

- Master bedroom: 11.40 m²
- Second bedroom: 9.95 m²
- Bathroom: 4.84 m² (modern fittings, spacious layout)
- Entrance hall / Corridor: 4.50 m²
- Covered terrace: 6.75 m² (coefficient 0.5 = 3.38 m² included in net area)
- Covered entrance: 10.90 m² (coefficient 0.5 = 5.45 m² included in net area)

High-quality fixtures and materials

- Flooring: Bedrooms fea...