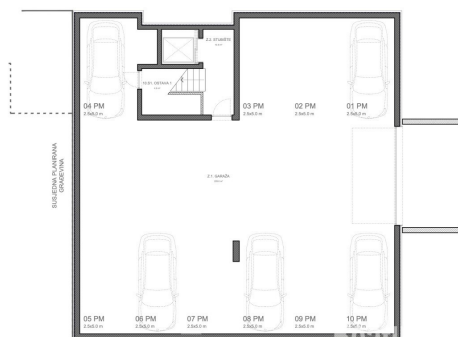




Code :	03376
Location :	Tar-Vabriga
Building size :	72 m2
Lot size :	0 m2
Distance from center :	800 m
Distance from sea :	1000 m
Floor :	2
Number of floors :	0
Number of bedrooms :	2
Number of bathrooms :	1
Energy efficiency :	A
Parking lot :	Yes
Garage :	Yes
Pantry :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Balcony :	Yes

Price : 288.800 €

APARTMENT 8: Spacious Luxury Apartment on the 2nd Floor (72.20 m²) with Garage, Parking, and Open Nature Views

Are you looking for a spacious property that offers uncompromising comfort, an elevated floor, and a relaxing green environment? Apartment number 8 on the second floor represents an exceptional opportunity to acquire a premium home in a peaceful location.

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 Accurate Surface Calculation:

The apartment is designed to the highest standards of modern living, featuring an exceptionally comfortable and functional floor plan:

- Total Area: 72.20 m².
- Net Indoor Living Space: 61.25 m² (comprising a large and remarkably bright 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: 10.95 m² (actual physical floor area of the terrace,

calculated into the total square footage with the respective coefficient, providing the perfect setting for al fresco dining).

□□ 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 units installed for fast, silent, and efficient cooling throughout the summer.
- Modern Elevator: A silent lift connects all f...