

BEATUM d.o.o.

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Code :	03377
Location :	Tar-Vabriga
Building size :	56 m2
Lot size :	0 m2
Distance from center :	800 m
Distance from sea :	1000 m
Floor :	2
Number of floors :	0
Number of bedrooms :	1
Number of bathrooms :	1
Energy efficiency :	A
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Pantry :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Balcony :	Yes

Price : 186.957 €

APARTMENT 9: Charming 1-Bedroom Apartment on the 3rd Floor (56.00 m²) with Garage and Parking

Are you looking for a modern upper-floor property that offers maximum privacy, excellent comfort, and a beautiful panoramic view? Apartment number 9 on the third floor represents the perfect opportunity to acquire an elegant one-bedroom home in a peaceful location.

Situated on the third floor of a modern building with an elevator, this residence provides a wonderful feeling of cozy seclusion and tranquility on the top floor of the building. The inward-facing orientation guarantees a beautiful, elevated, and completely open view over the native Mediterranean greenery and olive groves. Insulated from summer crowds and street noise, Apartment 9 is a perfect, intimate oasis for year-round living, holidays, or investment.

□□ Layout and Accurate Surface Calculation:

The apartment features an exceptionally compact and intelligently utilized floor plan with outstanding spatial functionality:

- Total Sales Area: 56.00 m².
- Net Indoor Living Space: 45.05 m² (comprising a cozy and bright open-plan

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living room with kitchen and dining area, one comfortable bedroom, a modern bathroom, and a highly practical utility/pantry room).

- Outdoor Space: A covered loggia ideal for relaxing in the fresh air and enjoying the green nature views.

□□ Premium Specifications for Year-Round Luxury:

- Underfloor Heating: Installed throughout the entire apartment, providing optimal warmth and lower utility 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 co...