

Apartment

Tar-Vabriga, Istria



Ref	RE-U-43645
Type	Apartment
Region	Istria > Poreč
Location	Tar-Vabriga
Front line	No
Sea view	No
Distance to sea	800 m
Floorspace	81 sqm
Plot size	150 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 500 000

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Poreč – ground-floor apartment with private pool near the sea, 800 m from the beach area.

The buildings are currently under construction.

This 81 square meter ground-floor apartment is located in a quiet residential area only about 1 km from the sea, in the Tar-Vabriga area near Poreč. It offers an attractive combination of modern living, proximity to the coast and private outdoor space.

Upon entering the apartment you step into a generous open-plan living area that integrates the living room, dining room and kitchen. The living room has direct access to a covered terrace, ideal for outdoor dining and relaxation. Behind the kitchen there is a bathroom, conveniently positioned close to the entrance.

In the entrance zone, beneath the staircase leading to the upper floors of the building, the apartment has a practical storage space for everyday household needs.

Between the kitchen and dining area there is access to a smaller hallway that connects two comfortable bedrooms. An additional bathroom is located between the bedrooms, ensuring functionality and privacy.

The apartment also includes a garden of approximately 150 square meters and a private heated swimming pool, creating a perfect setting for enjoying the Mediterranean climate. There is also the possibility of installing a sauna and gym, as shown in the design visuals, for buyers who want an extra level of comfort and wellness.

This new-build ground-floor apartment with garden and pool near the sea is an excellent choice for holiday use, year-round living or as a rental investment on the Poreč Riviera.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Swimming pool
- Storage
- Gym
- Spa
- Sauna
- Garden
- Urbanized
- Modern

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Price per m²:
6.173 €

Average price/m² of this type
in this region:
4.453 €

Median price/m² of this type
in this region:
4.174 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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