

# Apartment

## Tar, Istria



<b>Ref</b>	RE-U-33971
<b>Type</b>	Apartment
<b>Region</b>	Istria > Porec
<b>Location</b>	Tar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	1900 m
<b>Floorspace</b>	70 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 233 500

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This apartment is situated on the second floor of a residential building with only thirteen units, located in Tar-Vabriga, just 1,900 meters from the sea.

Apartment S11 has a total area of 70.37 m<sup>2</sup> and features an entrance hall, a bathroom, a guest toilet, a utility/laundry room, and two spacious bedrooms, one of which has access to the loggia. The open-concept living area includes a kitchen, dining room, and living room, which also opens onto the loggia. The building is equipped with an elevator, and the apartment comes with two secured parking spaces.

Heating will be provided by electric underfloor heating installed throughout the apartment. Additionally, one indoor air conditioning unit for heating and cooling, along with an outdoor unit, will be installed, with preparations in place for two additional air conditioners. The flooring will be entirely ceramic, ensuring a modern and cohesive design. High-quality VEKA PVC joinery with triple-layer glass and electric blinds will enhance both comfort and energy efficiency.

All essential amenities, including shops, restaurants, and educational institutions, are just a short distance away. The beautiful nearby beaches, easily accessible by foot or car, offer crystal-clear waters and a range of activities, from seaside dining to sports facilities and green spaces ideal for relaxation and picnics.

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.

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Price per m<sup>2</sup>:  
3336 €

Average price/m<sup>2</sup> of this type  
in this region:  
4061 €

Median price/m<sup>2</sup> of this type  
in this region:  
4104 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

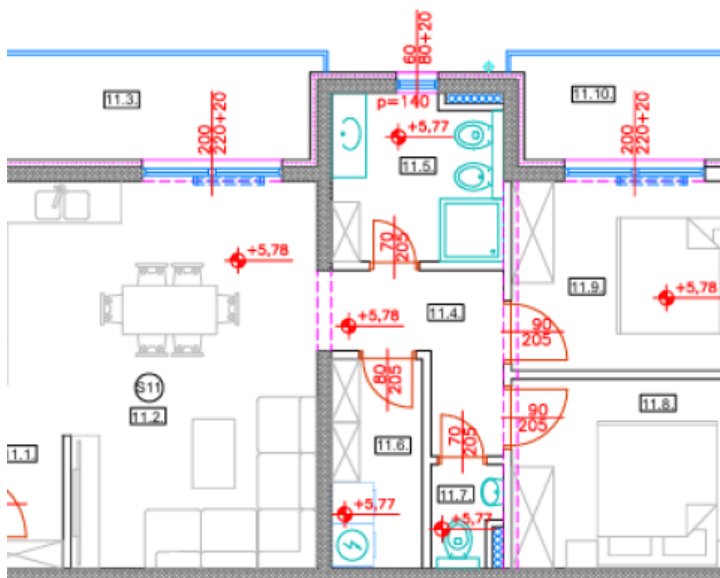
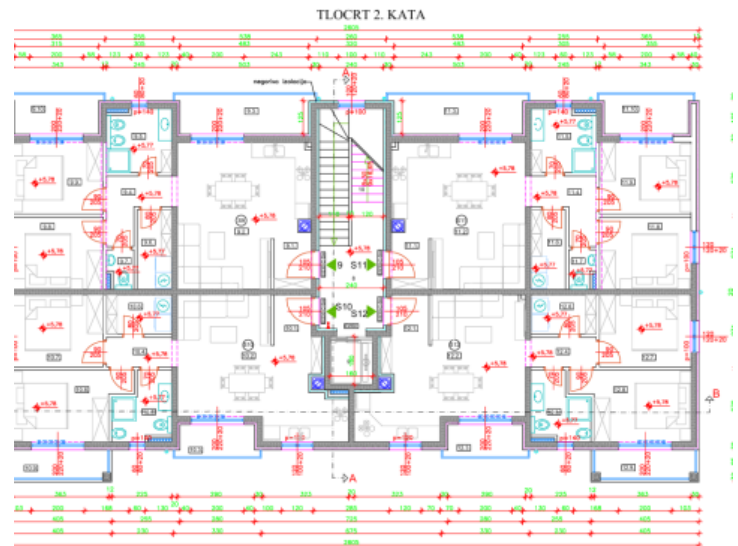


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9.10. LOGGIA (4,83x0,75)	P= 3,62m2
UKUPNO S9:	P= 70,37m2
<b>STAMBENA JEDINICA S10</b>	
10.1. PREDPROSTOR	P= 2,20m2
10.2. DNEVNI BORAVAK-BLAGOVAONICA	P= 25,15m2
-KUHNJA	P= 2,60m2
10.3. LOGGIA (3,46x0,75)	P= 2,91m2
10.4. HODNIK	P= 4,86m2
10.5. KUPAONICA	P= 3,63m2
10.6. UTILITY	P= 9,28m2
10.7. SOBA	P= 10,67m2
10.8. SOBA	P= 1,93m2
10.9. NATKRIVENA TERASA (3,86x0,50)	P= 63,23m2
UKUPNO S10:	P= 70,37m2
<b>STAMBENA JEDINICA S11</b>	
11.1. PREDPROSTOR	P= 2,20m2
11.2. DNEVNI BORAVAK-BLAGOVAONICA	P= 24,24m2
-KUHNJA	P= 5,51m2
11.3. LOGGIA (7,35x0,75)	P= 4,59m2
11.4. HODNIK	P= 5,65m2
11.5. KUPAONICA	P= 3,88m2
11.6. UTILITY	P= 1,35m2
11.7. WC	P= 9,28m2
11.8. SOBA	P= 9,26m2
11.9. SOBA	P= 9,26m2
11.10. LOGGIA (4,83x0,75)	P= 3,62m2
UKUPNO S11:	P= 70,37m2
<b>STAMBENA JEDINICA S12</b>	
12.1. PREDPROSTOR	P= 2,20m2
12.2. DNEVNI BORAVAK-BLAGOVAONICA	P= 25,30m2
-KUHNJA	P= 2,60m2
12.3. LOGGIA (3,46x0,75)	P= 2,91m2
12.4. HODNIK	P= 4,86m2
12.5. KUPAONICA	P= 3,63m2
12.6. UTILITY	P= 9,28m2
12.7. SOBA	P= 10,67m2
12.8. SOBA	P= 1,93m2
12.9. NATKRIVENA TERASA (3,86x0,50)	P= 63,38m2
UKUPNO S12:	P= 70,37m2

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