

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11416
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	58 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1000 m
<b>Distance from airport :</b>	64 km
<b>Floor :</b>	2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	C
<b>Year of construction :</b>	0000

**Price :** 187.000 €

A beautiful apartment is for sale in a quiet neighborhood near Tar, situated in a residential building with a total of five apartments, located on the second floor. The apartment is in close proximity to the sea, offering the perfect combination of comfort, functionality, and an excellent location.

Upon entering the apartment, you are welcomed by a hallway that leads into a spacious living room and dining area with an open-concept design, connected to a modern kitchen. The living room opens onto a covered terrace of 8.78 m<sup>2</sup>, ideal for enjoying your morning coffee or spending evenings with family and friends during warm summer nights.

On the opposite side of the hallway, there are two bedrooms, one smaller and one larger, as well as a bathroom equipped with high-quality fixtures. The apartment is spacious, well-organized, and filled with natural light, providing a pleasant atmosphere.

Heating and cooling are provided by air conditioning, and an added advantage of this apartment is the private parking space and storage unit. Located in a peaceful and pleasant neighborhood, the apartment is close to all essential amenities for daily living, such as schools, kindergartens, shops, and beaches.

This apartment is not only perfect for family life but also represents an excellent investment opportunity. Its location allows quick and easy access to larger towns like Poreč and Novigrad, which are only a few minutes' drive away.

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

**MANUEL ESTATE**

**G. Martinuzzi 7, 52466 Novigrad**

**e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)**

**web: [manuel-estate.hr](http://manuel-estate.hr)**

**info: +385 99 659 1550**

Don't miss the opportunity to become the owner of this beautiful apartment that meets all your needs. For more information or to schedule a viewing, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.