

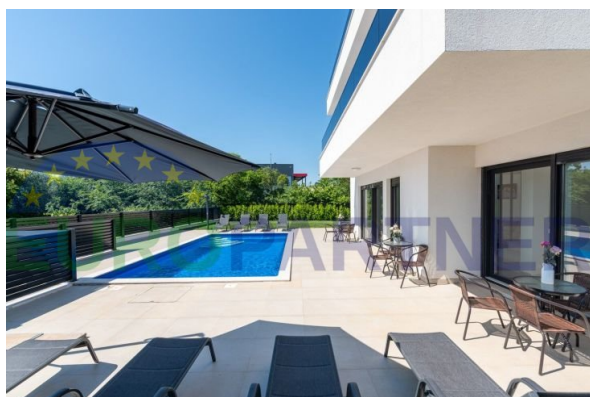
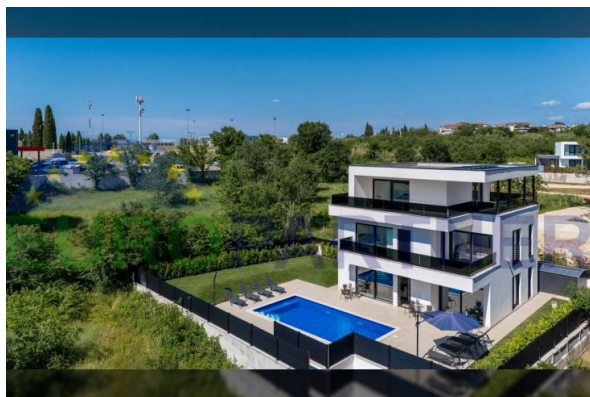
## EURO PARTNER

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|                                   |             |
|-----------------------------------|-------------|
| <b>Code :</b>                     | 00407       |
| <b>Location :</b>                 | Tar-Vabriga |
| <b>Building area :</b>            | 218 m2      |
| <b>Land area :</b>                | 1035 m2     |
| <b>Number of bedrooms :</b>       | 4           |
| <b>Number of bathrooms :</b>      | 4           |
| <b>Number of toilets :</b>        | 1           |
| <b>Distance from the center :</b> | 500 m       |
| <b>Distance from the sea :</b>    | 1 km        |
| <b>Orientation :</b>              | West        |

**Price : 690.000 €**

### BUILDING

|                           |                |
|---------------------------|----------------|
| <b>Number of rooms :</b>  | 5              |
| <b>Number of floors :</b> | 2              |
| <b>Energy class :</b>     | in preparation |

### AMENITIES

|                                   |     |
|-----------------------------------|-----|
| <b>Sea view :</b>                 | Yes |
| <b>Balcony :</b>                  | Yes |
| <b>Number of parking spaces :</b> | 2   |
| <b>Pool :</b>                     | Yes |

### HEATING & COOLING

|                             |     |
|-----------------------------|-----|
| <b>Heat pump :</b>          | Yes |
| <b>Underfloor heating :</b> | Yes |

### DOCUMENTATION

|                           |     |
|---------------------------|-----|
| <b>Building permit :</b>  | Yes |
| <b>Occupancy permit :</b> | Yes |

In the village of Tar-Vabriga, in a quiet and exclusive environment, a modern villa with a sea view is for sale. The villa spans 218.2 m<sup>2</sup> of living space and is situated on a spacious plot of 1,035 m<sup>2</sup>, surrounded by a landscaped garden and a 32 m<sup>2</sup> swimming pool with a sunbathing area.

On the ground floor of the villa, there is an elegant entrance hall, a modern kitchen with a dining area, and a spacious living room with access to the outdoor area, a toilet, a storage room, and a technical room. The first floor includes three bedrooms, each with its own bathroom and access to a terrace with a sea view. The second floor features another bedroom with a bathroom, a spacious terrace with panoramic views, and a designated area for a sauna.

The villa is equipped with the latest technology: a heat pump that provides heating and cooling throughout the house, as well as air conditioning units in every room.

The location is perfect – all amenities, shops, restaurants, and services are located within the village, while the organized beach is just 2 km away, ideal for relaxation and enjoying the Adriatic Sea.