



<b>Code :</b>	00798
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	71 m2
<b>Garden size :</b>	120.00 m2
<b>Distance from center :</b>	400 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Attractive location :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Sewerage :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Terrace :</b>	Yes
<b>Security door :</b>	Yes
<b>Internet :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>Year of construction :</b>	2026
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A

**Price :** 280.000 €

Ground floor apartment with garden in a quality new building in Vabriga, Poreč area

Ground floor apartment with garden in a quality new building in Vabriga, Poreč area for sale. The apartment has a surface area of

62.27 m<sup>2</sup> + terrace of 8.42 m<sup>2</sup> and is located on the ground floor of a residential building with a total of 8 residential units. The apartment consists of a living room and kitchen, 2 bedrooms, bathroom, toilet, terrace, storage room in the basement of 5.5 m<sup>2</sup> and a garden of about 120 m<sup>2</sup>.

The residential building was designed from 25 cm thick phoro-term bricks. The facade cladding is made with 10 cm thick



**LEONES REAL ESTATE**

**Ulica Olge Ban 9, 52470 Umag**

**e-mail: [info@leones-realestate.hr](mailto:info@leones-realestate.hr)**

**web: [leones-realestate.hr](http://leones-realestate.hr)**

**info: +385 99 284 2871**

thermal insulation (rock wool). The exterior joinery is made of high-quality multi-chamber PVC. There is underfloor heating (living room, kitchen and bathroom) while cooling is via air conditioning units. The apartment has 2 parking spaces.

The apartment is 400 m from the city center and 1 km from the sea and beach.

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