



Code :	02235
Location :	Poreč
Building size :	123.37 m2
Garden size :	0 m2
Distance from city :	200 m
Distance from sea :	2000 m
Floor :	2
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 0
Year of construction :	2026
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Balcony :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Carpentry - PVC :	Yes
Agency commission :	3 % + PDV

Price : 382.447 €

S370

Located in a prestigious new development in a peaceful and highly desirable area of Tar, an Istrian town between Poreč and Novigrad, just 2 km from the coast and beautiful beaches, this exceptionally attractive duplex apartment offers modern design, comfort, and elegance.

The apartment is carefully designed to provide maximum functionality.

On the lower floor, there is an entrance hall leading to a spacious open-plan kitchen, dining, and living area, ideal for everyday living and relaxation. This level also includes a bedroom, a modern bathroom, and a luxurious master bedroom with an en-suite bathroom and walk-in wardrobe.

The upper floor features an additional bedroom and an impressive rooftop terrace with panoramic views of Tar and the sea - a perfect place to enjoy privacy, a Mediterranean atmosphere, and unforgettable sunsets.

Surface areas:

Net living area: 96.59 m²

Rooftop terrace: 10.56 m²

Loggia: 13.09 m²

Parking space: 3.12 m²

Total: 123.37 m²

Special attention has been given to high-quality equipment and superior living comfort. The apartment features underfloor electric heating throughout and air conditioning in all rooms, ensuring a pleasant temperature year-round.

High-quality ceramic tiles are installed, while the bedrooms feature premium



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

parquet flooring, adding warmth and elegance.

The apartment includes one parking space.

This property is an ideal choice for luxury living near the sea, as well as an excellent investment opportunity in one of the most sought-after locations in Istria.