



<b>Code :</b>	02425
<b>Location :</b>	Tar-Vabriga
<b>Building size :</b>	384 m <sup>2</sup>
<b>Lot size :</b>	676 m <sup>2</sup>
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	3000 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024
<b>Pogled na more :</b>	Yes
<b>Parking :</b>	Yes

**Price :** 1.300.000 €

For sale, a modern villa of top quality construction, 384m<sup>2</sup>, which extends over the ground floor, first floor and roof. The villa has a fenced and landscaped plot of land of 676 m<sup>2</sup> in which there will be a swimming pool of 32 m<sup>2</sup> and 2 parking spaces.

On the ground floor, the villa consists of an entrance hall, a wellness area with a gym, sauna and shower, a storage room, a laundry room, a toilet, and a spacious living room with a kitchen and a dining room, which opens onto a covered terrace and yard. The first floor consists of a hallway, 4 bedrooms with en suite bathrooms and two terraces with a view of the sea, while on the roof there is a large terrace with a panoramic view of the sea and a summer kitchen.

Heating and cooling is solved by means of a heat pump, that is, the house has underfloor heating and air conditioners in all rooms.

Taking into account the location, top quality construction and uniqueness on the market, this is an extremely good and lucrative opportunity!

The price is €1,300,000 including VAT, so there is no real estate sales tax of 3%.

Dear clients, viewing the property is o...