PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01635
Location :	Vrsar
Building size :	77 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	500 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	B

Price :	379.000 €

A two-level apartment with a total area of

77.33 m² is for sale in Vrsar, located 500 meters from the sea and the town center. The apartment is situated in a completed residential building containing a total of five units.

The apartment is spread across two levels. The ground floor features the living area, comprising a kitchen with a dining space and a living room. The living room opens onto an open terrace.

An internal staircase connects the ground floor to the lower level, which houses two bedrooms and a bathroom. Both bedrooms feature windows and natural light. This layout ensures a clear separation between the living and sleeping areas of the apartment.

Electric underfloor heating is installed throughout the apartment, and air conditioning units are fitted for additional heating and cooling. PVC joinery with triple-glazed windows has been installed, and the floors are finished with ceramic tiles. The apartment is being sold furnished.

The property includes a storage unit within the building and a dedicated parking space.

The building is completed and holds an occupancy permit; the title is clear.

Its location, just 500 meters from the sea and the center of Vrsar, makes this property an attractive option for permanent residence, a holiday home, or tourist rental.

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Please feel free to contact us for more information or to arrange a viewing.