PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01637
Location :	Vrsar
Building size :	90 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	500 m
Floor :	2
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	B

Price :	599.000 €

A penthouse with a total area of

90.04 m² is for sale in Vrsar, just 500 meters from the sea and the town center. It is situated on the second—and top—floor of a small residential building comprising a total of five apartments.

The apartment features an open-plan, functional living area that integrates the living room, kitchen, and dining room. Large glass surfaces connect the interior to a spacious terrace offering a view of the sea.

The terrace is a highlight of the apartment. In addition to space for seating, relaxation, and outdoor living, it features an outdoor kitchen, allowing for daily use throughout most of the year.

The sleeping area consists of two bedrooms, and the apartment also includes a bathroom and a storage room.

Electric underfloor heating is installed throughout the apartment, while air conditioning units handle both heating and cooling. Features include PVC joinery with triple-glazed windows and ceramic flooring. The apartment is being sold furnished.

The property includes three owned parking spaces.

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

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is clear.

Its top-floor location, large terrace with an outdoor kitchen, and sea view set this apartment apart from other units in the building, while its 500-meter proximity makes the sea and the center of Vrsar easily accessible on foot.

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