PARENTIUM PREMIUM REAL ESTATE
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Code :	01235
Location :	Vrsar
Building size :	230 m2
Lot size :	870 m2
Distance from center :	9000 m
Distance from sea :	6000 m
Number of floors :	1
Number of rooms :	5
Number of bedrooms :	4
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Price :	780.000 €

Istria, Vrsar

This new modern villa with a total area of

230m2 is located near the tourist town of Vrsar, not far from the beautiful Poreč.

On the ground floor of this villa there is a spacious living room with a kitchen and dining room, a bedroom with a bathroom, a guest toilet and a pantry/boiler room.
From the living room there is access to the yard, where there is a 38m2 swimming pool, a covered terrace, a summer kitchen and a sun deck.

Upstairs there are 3 bedrooms, one of which has its own bathroom with another additional bathroom for use by the other two bedrooms.
The hallway leads to an interestingly shaped terrace that can be used by residents on the first floor.

Electric underfloor heating will be installed throughout the house along with air conditioners for cooling.

There will be parking for several vehicles in the yard.

The completion of the construction of this excellent villa is expected at the

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beginning of 2024.

The buyer is exempt from paying real estate tax.

For all lovers of Istria and the peaceful landscape near beautiful cities such as Vrsar and Poreč, this property can be suitable for year-round vacations or as a business investment.