



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02494
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 floors :	1
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 :	2022
Energy efficiency :	Not specified

Price : 379.000 €

Vrsar - Two-level Apartment with 2 Bedrooms, 500 m from the Sea

In Vrsar, just 500 meters from the sea and the center of the town, a fully furnished two-level apartment with an area of 77.33 m² is for sale. It features two bedrooms, a terrace, a storage room, and a private parking space. The apartment is located in a completed smaller residential building with only five residential units.

The property is distributed over two levels, with a clearly separated living and sleeping area.

On the upper level, or the ground floor of the building, there is an open-space living area that combines the kitchen with the dining room and the living room. From the living room, there is access to an open terrace, providing additional space for outdoor living and relaxation.

An internal staircase connects the living area to the basement level, where two bedrooms and a bathroom are located. Both bedrooms have windows and natural light, making the space comfortable for everyday use.

The apartment is equipped with electric underfloor heating in all rooms, while air conditioning units are installed for additional heating and cooling. PVC joinery with triple-glazed windows is installed, and the floors are covered with ceramic tiles.

Main Features



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- 77.33 m² total area
- two-level apartment
- only 500 m from the sea
- 500 m from the center of Vrsar
- 2 bedrooms
- terrace
- open-space living room, kitchen, and dining area
- bathroom
- electric underfloor heating throughout the apartment
- air conditioning units
- PVC joinery with triple-glazed windows
- fully furnished
- private storage
- private parking space
- smaller building with only 5 apartments
- building permit
- clear ownership

The apartment is sold furnished, allowing the future owner to use the property without significant additional investment in furnishing.

A special advantage is the location – the sea, beaches, and the center of Vrsar are just a few minutes' walk away. At the same time, the private parking space, storage, underfloor heating, and air conditioning allow for practical use of the property throughout the year.

Due to the combination of proximity to the sea, two bedrooms, terrace, and private parking, the apartment is attractive as a property for personal vacation or year-round living, as well as an investment for tourist rental in Vrsar.