



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 02495         |
| <b>Location :</b>                 | Vrsar         |
| <b>Building size :</b>            | 72 m2         |
| <b>Lot size :</b>                 | 0 m2          |
| <b>Distance from center :</b>     | 500 m         |
| <b>Distance from sea :</b>        | 500 m         |
| <b>Floor :</b>                    | Ground floor  |
| <b>Number of floors :</b>         | 1             |
| <b>Number of rooms :</b>          | 3             |
| <b>Number of bedrooms :</b>       | 2             |
| <b>Number of bathrooms :</b>      | 1             |
| <b>Parking :</b>                  | Yes           |
| <b>Basement :</b>                 | Yes           |
| <b>Electric heating :</b>         | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Year of construction :</b>     | 2022          |
| <b>Energy efficiency :</b>        | Not specified |

Price : 329.000 €

In an excellent location in Vrsar, just 500 meters from the sea, beach, and the town center, a fully furnished apartment with a surface area of 72.73 m<sup>2</sup> is for sale. The property spans two levels and is situated in a completed smaller residential building with only five apartments.

The apartment is functionally organized so that the living and sleeping areas are located on separate levels, providing additional privacy and a comfortable organization of space.

On the ground floor, there is a bright living area with a kitchen and dining room, as well as a living room. From the living room, there is direct access to an open terrace, ideal for morning coffee, dining, or outdoor living during the warmer months.

An internal staircase leads to the lower level, or basement, where two bedrooms and a bathroom are located. Both bedrooms have windows and natural light, and their separation from the living space allows for a quieter and more private sleeping area.

For a comfortable temperature year-round, electric underfloor heating is installed throughout the apartment, while air conditioning units provide additional heating and cooling. The quality of living is further enhanced by PVC joinery with triple glazing.

Main features:

- 72.73 m<sup>2</sup> total area
- only 500 m from the sea and beaches



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- 500 m from the center of Vrsar
- two-level layout
- 2 bedrooms
- open terrace
- living room with kitchen and dining area
- bathroom
- electric underfloor heating
- air conditioning units
- PVC joinery with triple glazing
- ceramic floor coverings
- sold furnished
- assigned storage room
- private parking space
- smaller building with only 5 apartments
- occupancy permit
- clear ownership

The apartment comes with a storage room within the building and one private parking space, which is an important advantage in a location near the center and the sea.

The property is sold furnished and is ready for use without the need for significant additional investments. The building is completed, has an occupancy permit, and the ownership of the property is clear.

The location just a few minutes' walk from the sea and the center of Vrsar, two bedrooms, a terrace, and a secured parking space make this apartment a very practical choice for personal vacation or year-round living, as well as a property with potential for tourist rental in Vrsar.