



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02497
Location :	Vrsar
Building size :	90 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	500 m
Floor :	1
Number of floors :	1
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 :	2022
Energy efficiency :	Not specified

Price : 599.000 €

Vrsar – Penthouse with Rooftop Terrace and Sea View

In Vrsar, just 500 meters from the sea and the town center, an attractive penthouse is for sale featuring two bedrooms and a large private rooftop terrace with a sea view. The property has a total area of 90.04 m² and is located in a smaller, completed residential building with only five apartments.

The living area is situated on the first floor of the building, while the second, and highest, floor features a private rooftop terrace that represents the biggest asset of this property.

The apartment is modern and functionally organized. The central part comprises an open-space area that connects the living room, kitchen, and dining area, creating a pleasant and airy space for everyday living.

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

A special feature of the property is the spacious rooftop terrace on the second floor, which offers a beautiful view of the sea and surroundings. The terrace provides ample space for a lounge area, sunbathing, and outdoor dining, and it is further equipped with an outdoor kitchen, making it a true extension of the living space during the warmer part of the year.

For comfortable living throughout the year, the apartment has electric



PARENTIUM PREMIUM
Real Estate

PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041

underfloor heating, while air conditioning units are installed for heating and cooling. PVC joinery with triple glazing has been installed, and the floors are tiled with ceramic tiles.

Main characteristics:

- total area 90.04 m²
- only 500 m from the sea
- 500 m from the center of Vrsar
- living area on the 1st floor
- private rooftop terrace on the 2nd floor
- sea view
- outdoor kitchen on the rooftop terrace
- 2 bedrooms
- open-space living room, kitchen, and dining area
- bathroom
- storage room
- electric underfloor heating
- air conditioning units
- PVC joinery with triple glazing
- sold furnished
- even 3 private parking spaces
- smaller building with only 5 apartments
- usage permit
- clear ownership

The apartment is sold furnished and ready for use, and an additional value is represented by three parking spaces, which is a rarity for a property in such a location.

The sea, beaches, and center of Vrsar are just a few minutes' walk away, while the private rooftop terrace allows enjoyment of the sea view and privacy of one's own outdoor space.

The combination of a rooftop terrace with a sea view, outdoor kitchen, two bedrooms, three parking spaces, and a distance of only 500 meters from the sea distinguishes this property from other apartments in the project. It is an excellent choice for personal vacation or year-round living, as well as an attractive property for tourist rental in Vrsar.