



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02528
Location :	Poreč
Building size :	83 m ²
Lot size :	0 m ²
Distance from center :	100 m
Distance from sea :	80 m
Floor :	2
Number of rooms :	4
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 674.000 €

Istria, Vrsar

In an extremely attractive and sought-after location in Vrsar, just 80 meters from the sea, two apartments with a total area of 83 m² are for sale, offering beautiful panoramic views of the marina and the sea.

The smaller apartment, with an area of 31 m², consists of a living room connected to the kitchen and dining area, a bedroom, and a bathroom. The living room and bedroom provide a fantastic view of the Vrsar marina and the sea.

The larger apartment, with an area of 52 m², consists of an entrance hallway, a spacious bathroom, a bedroom, a kitchen with a dining area, and a living room with access to a spacious terrace. The terrace is a special asset of this property, offering a captivating panoramic view and an ideal space for relaxation and enjoyment in the Mediterranean ambiance.

Both apartments are equipped with air conditioning for heating and cooling, as well as electric ceramic heating panels for additional warmth during the colder months.

A unique advantage of this property is the possibility of separate use of the two apartments, providing future owners with flexibility – one apartment can serve for personal use, while the other can be used for tourist rental or accommodation for family and friends. There is also the option of renting both residential units separately.

Thanks to its excellent location, in close proximity to the sea, marina, restaurants, and all necessary amenities, this property represents an excellent choice for personal use, vacation, or investment in tourist rentals.



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A rare opportunity on the real estate market in Vrsar, combining a prime location, beautiful views, and numerous usage options!