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Code :	00711
Location :	Vrsar
Building size :	203 m2
Lot size :	3800 m2
Distance from center :	5000 m
Distance from sea :	5000 m
Number of floors :	6
Number of rooms :	4
Number of bedrooms :	4
Number of bathrooms :	4
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2023
Energy efficiency :	A

Price :	1.900.000 €

area – Luxury 203 m² villa with heated pool & private tennis court | Sea view

Located in a peaceful residential area near Vrsar, this fully furnished and equipped 203 m² villa is for sale, only approx. 5 km from the sea and the centre of Vrsar. The property is arranged over basement, ground floor and first floor, offering 4 bedrooms, each with a private bathroom (1 on the ground floor + 3 upstairs), an additional guest WC, and a spacious open-plan living/dining area with large glass walls leading to a covered terrace and the pool area. Upstairs bedrooms and terraces offer an open sea and landscape view. The basement includes a game room with billiards and a PlayStation, as well as a utility room and storage.

The garden is fully fenced, landscaped with Mediterranean plants and automatic irrigation, featuring a 40 m² heated swimming pool, a covered outdoor kitchen, and an impressive 800 m² tennis court with an outdoor gym area. 4 parking spaces are available. Underfloor heating via heat pump, air conditioning in every room, and hot water provided by solar panels. A perfect choice for luxury living or holiday rental investment.