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|-------------------------------------|--------------------|
| <b>Code :</b>                       | 00007              |
| <b>Location :</b>                   | Vrsar              |
| <b>Building area :</b>              | 120 m <sup>2</sup> |
| <b>Distance from the sea :</b>      | 350 m              |
| <b>Orientation :</b>                | South              |
| <b>Number of floors :</b>           | 4                  |
| <b>Number of bedrooms :</b>         | 3                  |
| <b>Number of rooms :</b>            | 7                  |
| <b>Number of bathrooms :</b>        | 3                  |
| <b>Storage room :</b>               | Yes                |
| <b>Air conditioning :</b>           | Yes                |
| <b>Year of construction :</b>       | 1968               |
| <b>Year of renovation :</b>         | 2021               |
| <b>Condition :</b>                  | Renovated          |
| <b>Ownership certificate :</b>      | Yes                |
| <b>Building permit :</b>            | Yes                |
| <b>Occupancy permit :</b>           | Yes                |
| <b>Electricity infrastructure :</b> | Yes                |
| <b>Water infrastructure :</b>       | Yes                |
| <b>Sewerage infrastructure :</b>    | Yes                |

**Price** **560.000 €**

For sale is an attractive stone house, completely renovated and furnished, with three apartments, located not far from the sea. The house has an area of 120 m<sup>2</sup> and is situated in the center of Vrsar, just 350 meters from the coastline.

The house consists of three two-bedroom apartments and a spacious storage area in the basement. The ground floor apartment, measuring 28.30 m<sup>2</sup>, includes a kitchen, dining area, hallway with a built-in wardrobe, a large bedroom, and a bathroom with a walk-in shower. The first-floor apartment has an area of 25.60 m<sup>2</sup> and contains a kitchen, dining area, hallway, bedroom, and bathroom. The attic apartment offers a bedroom, bathroom, kitchen with dining area, and living room.

The basement, with an area of about 30 m<sup>2</sup>, has a separate entrance and includes storage, a laundry room, a kitchen, and a toilet.

The house was completely renovated in 2021 and is perfectly decorated and furnished, making it an ideal opportunity for tourist rentals. It is located in close proximity to all necessary amenities such as shops, restaurants, and cafes, with the sea reachable in just a few minutes.



**CONCEPT REAL ESTATE**  
**Lošinjka 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

Parking spaces are available at the main public parking lot, for which a permit can be obtained.

For more information and to arrange a viewing, please feel free to contact us.