



<b>Code :</b>	02061
<b>Location :</b>	Vrsar
<b>Building size :</b>	118 m2
<b>Lot size :</b>	0 m2
<b>Distance from city :</b>	50 m
<b>Distance from sea :</b>	500 m
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms / WC :</b>	3 / 0
<b>Year of last adaptation :</b>	2019
<b>Energy efficiency :</b>	Not specified
<b>Climate :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Furnished :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** on request €

K269

Beautiful stone house in the heart of Vrsar – ideal investment!

In the beautiful, historic town of Vrsar, just 500 meters from the sea and all key amenities (shop, cafes, restaurants), a completely renovated stone house with three modernly decorated apartments is for sale.

The house extends over four floors and offers a total of three residential units, perfect for tourist rental.

Ground floor: Studio apartment of 22.95 m<sup>2</sup>, open concept, modernly decorated and fully equipped.

First floor: Apartment of 29.57 m<sup>2</sup>, elegantly designed with a combination of traditional and contemporary elements.

Second floor + attic: Spacious duplex apartment of 59 m<sup>2</sup>, with a luxurious wellness area and Finnish sauna – perfect for relaxation.

Key advantages:

- ✓ Perfect blend of tradition and luxury – preserved Istrian details combined with modern design.
- ✓ Fully furnished and equipped – ready to continue tourist rental.
- ✓ Excellent investment –

property with proven profitability during the season.

- ✓ Renovated in 2019 – no additional investment.
- ✓ Prime location – close to the sea, restaurants and all necessary amenities.



**ISTRA PLUS REAL ESTATE**

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Don't miss the opportunity to invest in this unique property that offers comfort, profitability and authentic Istrian charm!

For more information and a viewing, contact us!