



Code :	02280
Location :	Vrsar
Building size :	72.73 m2
Garden size :	46.71 m2
Distance from city :	400 m
Distance from sea :	800 m
Floor :	Ground floor
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 0
Year of construction :	2016
Energy efficiency :	Not specified
Parking lot :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Furnished :	Yes

Price : 329.000 €

S384

Vrsar – Ground-floor apartment with a large terrace and a view of the Old Town

Situated in a prime location in Vrsar, just about 800 meters from the sea, this beautifully appointed and high-quality apartment stands out for its large terrace and stunning view of Vrsar's Old Town.

The apartment is tastefully decorated and fully furnished using quality materials and fixtures, making it move-in ready with no additional investment required. It features a functional and pleasant layout comprising an entrance area, two bedrooms, a bathroom, and a spacious open-plan area that combines the kitchen, dining room, and living room.

The living room opens onto a standout feature of the property: a large paved terrace—effectively a landscaped courtyard—spanning an impressive 46.71 m². This space offers ample room for a large dining table, an outdoor lounge area, and sun loungers; its generous size provides endless possibilities for creating a private oasis for relaxation and outdoor socializing.

The view of Vrsar's Old Town adds a special touch, enhancing the terrace's appeal and making it the perfect spot for morning coffee, evening gatherings, or simply enjoying Istrian summer days.

The apartment is equipped with air conditioning for heating and cooling and includes a dedicated parking space, adding to its overall convenience. Thanks to its proximity to the sea, beautiful view, large private outdoor area, functional



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

layout and quality decoration, this is a property that represents a very good opportunity in the area of

Vrsar, whether for own residence, vacation or tourist use.