

House

Vrsar, Istria



Ref	RE-U-37709
Type	House
Region	Istria > Poreč
Location	Vrsar
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	132 sqm
Plot size	60 sqm
No. of bedrooms	3
No. of bathrooms	1
Price	€ 550 000

Unique house in Vrsar with sea views, just 50 meters from the sea - absolutely astonishing property for sale!

We offer renovated stone house in an exclusive location with panoramic sea and marina views.

Situated in one of the most sought-after locations on the Istrian coast, this property offers breathtaking views of the harbor and the sea, making it a rare and exceptional opportunity for those seeking a private seaside retreat or a valuable investment property.

Seize this chance to own a property full of potential, one that will captivate you with its unique charm.

Property Description

This traditional Istrian stone house is set right by the sea, offering 132 m² of living space spread across three levels: the ground floor, first floor, and a second-floor attic.

The interior of the house is a blank canvas, awaiting its future owner to bring their ideas and vision to life. Recent major renovations have been completed, including a new facade, a brand-new roof, foundation restoration, new windows and doors, the installation of reinforced concrete floors between levels, and structural preparation for further interior work. The remaining finishing touches include plastering, flooring, and electrical and plumbing installations according to the buyer's preferences.

Each room can be customized to suit personal tastes, but the highlight of the home is the **18 m² rooftop terrace**, offering **unobstructed sea and harbor views**. This space is perfect for relaxation, whether with a summer kitchen, a Jacuzzi, or a lounge area to unwind after a day by the sea.

In front of the house, there is a **small courtyard** of 60 sq.m. featuring a **traditional stone table with benches**, reminiscent of Istria's past way of life. These stone seating areas were once gathering spots where families played card games like Briškula while enjoying a glass of homemade wine. Today, they remain a symbol of socializing and relaxation, a tradition still found in many old Istrian stone homes.

Additional Information

- The house is **sold in its current renovation phase**.
- Ownership is **clear and legally registered**, with a **single private owner (1/1)**, no encumbrances, and all necessary documentation.
- **Vehicle access** to the house is available, and **exclusive resident parking** is located either directly in front of the property or just **15 meters away**, reserved for homeowners and their guests.

This is a rare opportunity to own a **seaside property in one of Istria's most prestigious locations**,

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whether as a personal retreat or a valuable investment in the region's thriving real estate market.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Roof terrace
Spa
Stone house

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Price per m²:
4.167 €

Average price/m² of this type
in this region:
3.153 €

Median price/m² of this type
in this region:
2.907 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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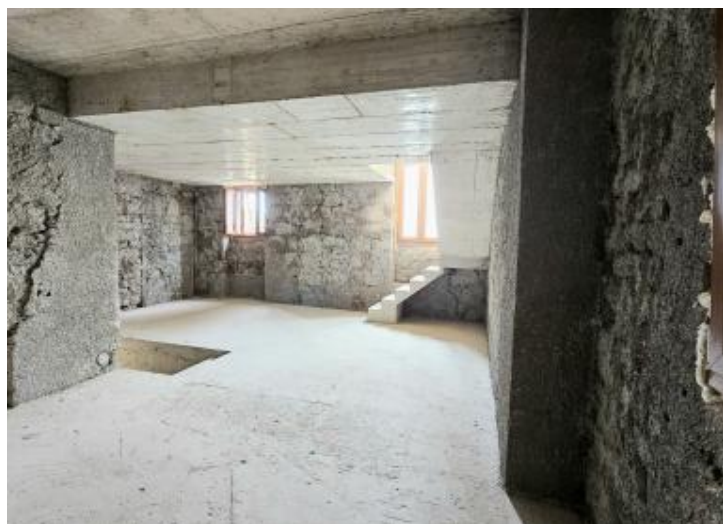
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