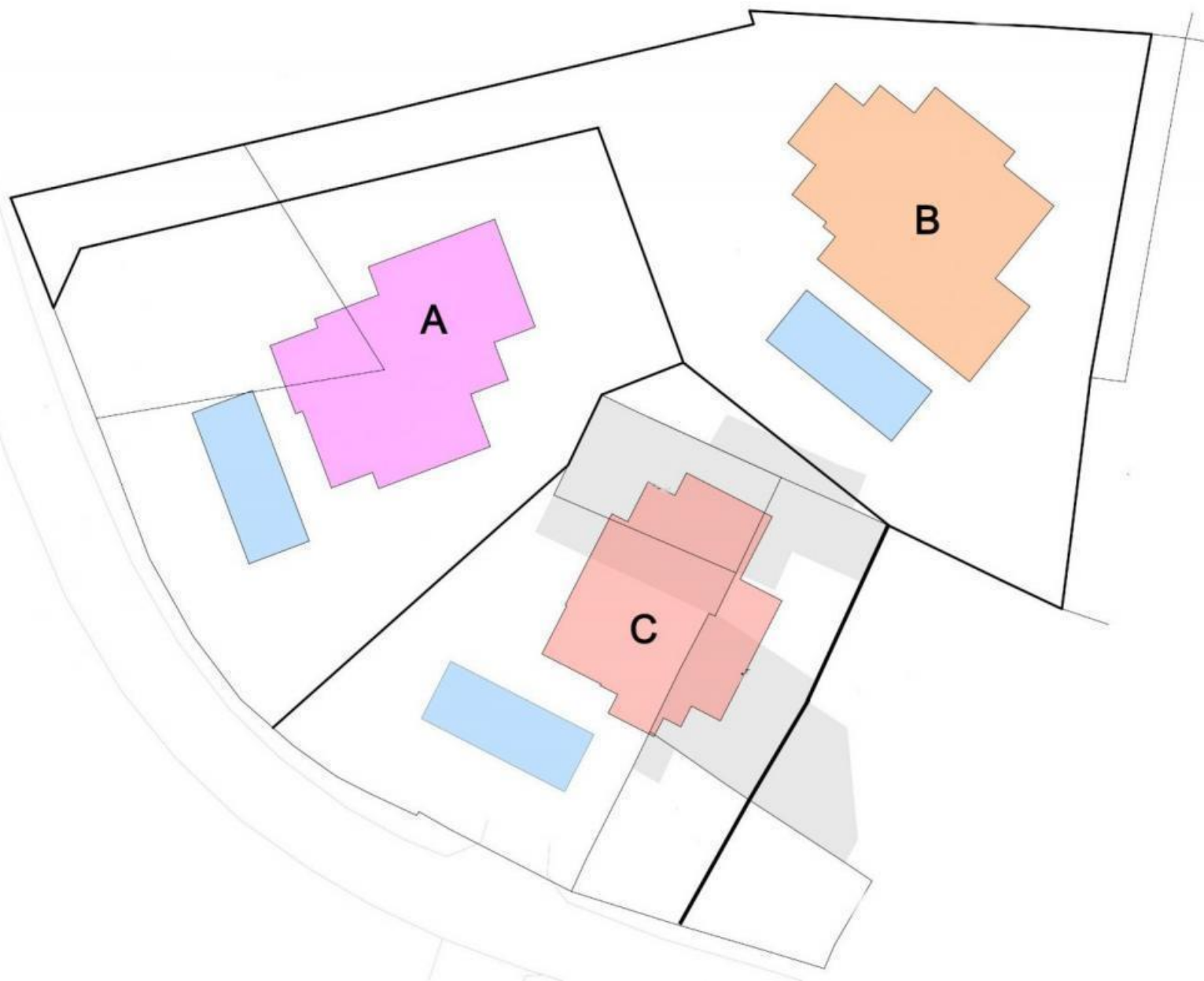


# House

Vrsar, Istria



<b>Ref</b>	RE-U-15371
<b>Type</b>	House
<b>Region</b>	Istria > Poreč
<b>Location</b>	Vrsar
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2800 m
<b>Floorspace</b>	143 sqm

# House

## Vrsar, Istria



<b>Plot size</b>	2601 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 750 000

# House

## Vrsar, Istria



Older house in Vrsar area with potential to build three luxury villas!

Total area of older house of 1870 is 143 q.m.

The house consists of a ground floor where there is a living room with a kitchen and dining room, a bathroom and a tavern. The ground floor also leads to a spacious veranda with a view of the sea.

We then go up to the first floor where there are two large bedrooms.

There are two other auxiliary buildings on the plot, one of which is an old ruined manor, while the other is a summer kitchen with dining room and fireplace.

After the renovation it can be a lovely villa.

The house is located on a plot of 2601 m<sup>2</sup> with an existing conceptual project for three luxury villas with swimming pools.

This house represents an excellent opportunity for family life or as a financial investment for rental.

Great opportunity.

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.

# House

## Vrsar, Istria



Price per m<sup>2</sup>:  
5.245 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.153 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

# House

Vrsar, Istria



# House

Vrsar, Istria



# House

Vrsar, Istria

