

# House

Vrsar, Istria



**Ref**  
**Type**

RE-U-29847  
House

# House

## Vrsar, Istria



<b>Region</b>	Istria > Porec
<b>Location</b>	Vrsar
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	150 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 450 000

House in romantic Vrsar, town of Casanova!

We proudly present this excellent house located in the very heart of Vrsar in a peaceful and quiet environment ideal for vacation and your safe stay.

Namely, it is a restored family stone house, which the current owners decided to completely renovate after several decades and restore it to its old glory with an emphasis on maximum comfort. We are sure that the house will charm you with its stone details and quality renovation work, as well as its warm and quiet location that offers you everything you need for a comfortable everyday life of a modern family.

This wonderful house consists of two floors, ground floor and first floor, and the entire space is spread over 150m<sup>2</sup> of living space. Every room of the house is used to the maximum in order to fully fulfill its intended role. Thus, right at the entrance to the house, there is a vestibule that connects the rooms on the ground floor and divides it into a private part and a part intended for daily life and entertainment. The daily life space was conceived as a partially open space in which a larger living room sunned by daylight is located with the help of the good orientation of the house. Next to the living room there is also an equipped kitchen with a dining area, while next to the kitchen there is a storage room, which is also used as a utility room.

On the ground floor of the house, in the more private part, there is the first larger bedroom, a bathroom and a guest toilet.

An internal staircase from the living room leads to the upper floor of the house, where there are three additional bedrooms, one of which has its own bathroom, and the other two bedrooms share an additional bathroom.

Additional highlights:

- \* The house is sold fully furnished, as can be seen in the pictures.
- \* The ownership of the villa is in order, the owner is 1/1, and the villa has all the necessary documentation.
- \* During the renovation, the owners paid attention to every detail, so a new facade and PVC joinery were installed
- \* A new telephone line and optical cable infrastructure has been installed, which means you can enjoy all the benefits of the modern world.

Location details: The house is located in the very center of the city, which results in the proximity of all necessary facilities such as shops, banks, post office, restaurants, beautiful crystal beaches and all important facilities for the life of a modern person. This property represents an ideal opportunity for lovers of the city of Vrsar, and in addition to housing, there is also the possibility of engaging in tourist rentals, since the house has two entrances to the staircase. In addition to the aforementioned, the property is located in one of the sought-after locations, ideal for all those who are looking for an opportunity to develop their own tourist product. This location is known for its high value properties that are used by owners as vacation properties. In the same way, this property presents its future owners with an opportunity to develop a tourist offer with a safe return on investment.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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.

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Price per m<sup>2</sup>:  
3000 €

Average price/m<sup>2</sup> of this type  
in this region:  
2879 €

Median price/m<sup>2</sup> of this type  
in this region:  
2904 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2880 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2563 €

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Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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