

## ISTRA, VRSAR - Kamena kuća 450m od mora, Vrsar, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, VRSAR - Kamena kuća 450m od mora
Property for:	Sale
House type:	in sequence
Property area:	194 m <sup>2</sup>
Lot Size:	604 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	1
Price:	1.00 €
Updated:	Jul 02, 2024

### Condition

Built:	1850
--------	------

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Vrsar
City area:	Vrsar
ZIP code:	52450



### Permits

Ownership certificate:	yes
------------------------	-----

### Parking

Number of parking spaces:	2
---------------------------	---

### Description

Description:	ISTRIA, VRSAR - Stone house 450m from the sea Vrsar is a small fishing and tourist town, located on the west coast of Istria County. It is located along a beautiful coast and crystal clear sea. Vrsar is full of pebble and rocky beaches that are very well maintained. Having said that, it is necessary to make a note about the Blue Flag that marks numerous Vrsar beaches. In addition to enchanting beaches, Vrsar naturally offers sports fans numerous cycling and hiking trails, a diving center, an adrenaline park and numerous other sports activities. In Vrsar, you can also enjoy rich Istrian autochthonous cuisine, as well as numerous events that
--------------	---

characterize this wonderful place. In the very heart of Vrsar, a spacious stone house with a fenced yard is for sale, only 450m from the sea! The surface of the house is spread over 3 floors and has a floor plan of 97m<sup>2</sup>. The first and second floors have 194m<sup>2</sup> of living space + a high attic also with a floor plan of 97m<sup>2</sup>. Upon entering the house, we come to a spacious hallway with high ceilings, where we immediately get the impression of the spaciousness of this unique property. On the ground floor there is a kitchen, dining room, living room and bathroom. On the ground floor there is also another larger room used for wine storage. Stone, paved internal stairs lead to the first floor of the house where the bedrooms are located. The property has 5 bedrooms, two large and three smaller ones. From the first floor of the house, we take the wooden stairs to the high attic, which has 4 larger rooms. The exit to the fenced yard is on the mezzanine floor, between the ground floor and the first floor. The yard has an area of 604 m<sup>2</sup> and there are two auxiliary buildings in the yard. The first building is attached to the house and has a floor plan area of 53m<sup>2</sup>. The second building is located opposite the entrance to the house and has 76m<sup>2</sup> of floor plan area. The yard of the house is entirely for construction purposes and as such opens numerous possibilities for the construction/expansion of existing buildings and the construction of a swimming pool, as well as other accompanying facilities according to the wishes of the future owner. Ownership 1/1. No burden. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. A **UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!** Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24155

## Additional contact info

Reference Number: 518212  
Agency ref id: 24155