

## VRSAR (OKOLICA) - Moderna kuća s bazenom, Vrsar, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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:	VRSAR (OKOLICA) - Moderna kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	107 m <sup>2</sup>
Lot Size:	677 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	438,000.00 €
Updated:	Jul 20, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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### Description

**Description:**

VRSAR (surroundings) - Modern house with swimming pool Located on the west coast of Istria, at the very entrance to the Gulf of Lim, Vrsar is a place of magical sea views, vivid colors and typical Mediterranean beauty. Preserving its fishing tradition and rich historical heritage, it has been attracting tourists and artists for decades, while the untouched nature of the Lim Bay, the marina and the sports airport beckon adventurers and adrenaline junkies. The medieval old town center of Vrsar lies on a hill by the sea, from which numerous vantage points offer an unforgettable view of the open sea and the archipelago of 18 islands. A refuge for fishermen and sailors, a source of inspiration for artists, a place to enjoy the famous Casanova - Vrsar is a place that inspires. This beautiful house is located just 10 km from the town of Vrsar and 15 km from Poreč. It is located in a quiet settlement, surrounded by family houses and holiday homes. The total living area of the house is 107 m<sup>2</sup>, and it is located on a plot of 677 m<sup>2</sup>. It extends through the ground floor and first floor. On the ground floor, large glass walls have been installed, which allow a large flow of natural light into the space. The ground floor consists of a large living room and a kitchen with an open space concept dining room. The living room has access to the terrace where there is a swimming pool with a sunbathing area and a toilet. The first floor contains 3 bedrooms and 2 bathrooms. The heating of the house is planned through an air conditioner and a heat pump. Parquet will be installed in the bedrooms. The garden will be landscaped and planted with Mediterranean plants. The house is sold without furniture. An ideal property for investment for the purpose of tourist rental or for year-round housing. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 29818

**Additional contact info**

Reference Number: 604507  
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