

## Istra, Vrsar - moderna vila s bazenom, Vrsar, House



### Seller Info

Name:	Kaiser Immobilien
First Name:	Kaiser
Last Name:	Immobilien
Company Name:	Kaiser Immobilien d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://kaiser-immobilien.hr/">https://kaiser-immobilien.hr/</a>
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Opatija
ZIP code:	51410
Address:	Maršala Tita 97
Mobile:	00385992140008
Phone:	0038551823491
About us:	The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Vrsar - moderna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	230 m <sup>2</sup>
Lot Size:	850 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	780,000.00 €
Updated:	Nov 18, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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## Parking

Number of parking spaces: 2

## Description

Description: Kaiser Immobilien presents a modern villa with a swimming pool of a total area of 230 m<sup>2</sup> on a plot of 850 m<sup>2</sup>. This house is located in the vicinity of Vrsar, a small quiet village, at a distance of 5 km from the beautiful Lim channel. An ideal place for lovers of a peaceful and relaxed life in a beautiful Istrian environment. The ground floor consists of an entrance hall, a toilet, a storage room, a bedroom with a private bathroom, a spacious living room with a dining room and an open concept kitchen. From the living room, through a large, spacious rock, you can reach a covered terrace of 40 m<sup>2</sup>, where you will enjoy beautiful views of nature and a swimming pool with a total area of 37.2 m. In the garden, next to the large pool, there is a garden that is ideal for entertaining and relaxing with friends and family. . The first floor of this beautiful villa consists of a hallway, three bedrooms and two bathrooms. One bedroom has its own bathroom, and the other two bedrooms share one bathroom. From the corridor you can go directly to the balcony of 13 m<sup>2</sup> with a beautiful view of the sea. The heating in this Villa will be via electric floor heating, and the entire Villa will be equipped with air conditioning for heating and cooling in the warm summer months. Construction has recently started, and the planned completion of construction is at the end of 2024. The wonderful tourist town of Vrsar is only 7 km away, which provides a handful of amenities. This villa represents an excellent opportunity for family life or as a financial investment for rental. For any additional information, please call your agent. ID CODE: 114-092

## Additional contact info

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Agency ref id: 114-092  
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