

House

Vrsar, Istria



Ref	RE-U-38500
Type	House
Region	Istria > Porec
Location	Vrsar
Front line	No
Sea view	No
Distance to sea	250 m
Floorspace	138 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 390 000

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In the heart of Vrsar, just 250 meters from the shimmering Adriatic Sea, this beautifully renovated stone house offers a rare blend of authenticity, comfort, and location.

Nestled in a peaceful setting, the property combines traditional charm with modern functionality, making it perfect for family living or a profitable rental investment. Every detail of the renovation was thoughtfully executed, with quality craftsmanship and tasteful finishes that enhance both the interior and exterior of the home.

The house spans 138 m² across two levels, with a total of 150 m² of living space. The layout is intelligently planned to optimize comfort and use of space. Upon entering, a central lobby divides the home into its functional zones. The living area is open and filled with natural light, thanks to the house's excellent orientation. It features a spacious living room, a fully equipped kitchen with a dining area, and a nearby utility room for added convenience.

The ground floor also includes a large bedroom, a guest toilet, and a well-appointed bathroom in the more private section of the home. An internal staircase from the living area leads to the upper floor, which houses three additional bedrooms. One of these has its own en-suite bathroom, while the other two share a second bathroom. Each floor is equipped with kitchen installations, and the home benefits from having two separate entrances—perfect for a dual-living arrangement or a future rental setup.

The house is sold fully furnished, exactly as shown in the listing. All legal documentation is in order, and the ownership is clean (1/1). During the renovation, the owners spared no effort—new façade, high-quality PVC windows, and elegant Pazin stone plinths have all been installed. The home is also fully wired for modern living, with a new telephone line and fiber optic internet infrastructure already in place.

Located in Vrsar's center, this property is surrounded by everything one could need—shops, banks, restaurants, the post office, and some of Istria's most beautiful beaches—all within walking distance. It offers a superb opportunity for those looking to enjoy the coastal lifestyle year-round or to capitalize on one of Vrsar's most in-demand tourist destinations. With its ideal location, two entrances, and thoughtfully upgraded interior, this home also holds strong potential as a tourist rental property with excellent return on investment.

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.

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Price per m²:
2826 €

Average price/m² of this type
in this region:
2878 €

Median price/m² of this type
in this region:
2904 €

Average price/m² of this type
in Croatia:
2872 €

Median price/m² of this type
in Croatia:
2571 €

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