

Apartment

Vrsar, Istria



Ref	RE-U-27942
Type	Apartment
Region	Istria > Porec
Location	Vrsar
Front line	No
Sea view	No
Distance to sea	1300 m
Floorspace	103 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 350 000

Beautiful apartment in Vrsar near the center and the sea, cca. 1300 meters from the sea.
Total area is 103 sq.m.

Situated on the ground floor, this apartment boasts spaciousness and functionality, offering a haven of comfort and tranquility. Upon stepping inside, you're welcomed by a generous entrance hall guiding you through the various sections of the apartment. The focal point of this residence is its expansive living room, an ideal spot for unwinding and socializing with loved ones. Seamlessly connected to the dining area and kitchen, this space sets the stage for delightful meals and culinary endeavors.

Adding to its appeal, the apartment features a secluded and sunlit room, adaptable as a secondary lounge, study, or exercise area, providing a retreat for moments of serenity. Comprising two ample bedrooms, the apartment ensures ample space for restful slumber. A bathroom and an additional separate toilet cater to all your essential needs. An extra room within the apartment facilitates convenient storage, maintaining an organized living space.

Outside, a covered parking space awaits, offering secure and convenient accommodation for your vehicle. Electric central heating guarantees cozy temperatures during colder seasons, while two climate units afford refreshing comfort on warm summer days. The apartment is sold unfurnished, though the kitchen and bathroom fixtures remain, allowing you the freedom to customize the space to your personal taste, crafting a home tailored to your desires. Oriented east-west, the apartment benefits from natural light and balanced exposure throughout the day.

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:
3398 €

Average price/m² of this type
in this region:
4061 €

Median price/m² of this type
in this region:
4104 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4163 €

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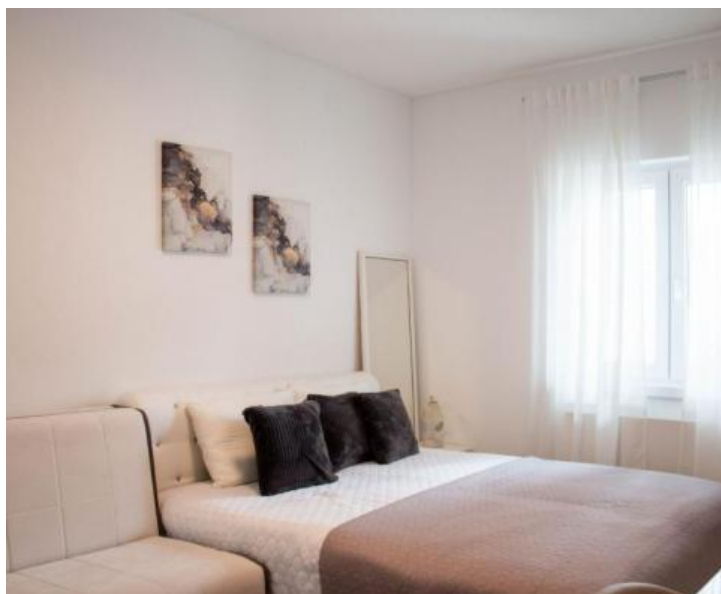
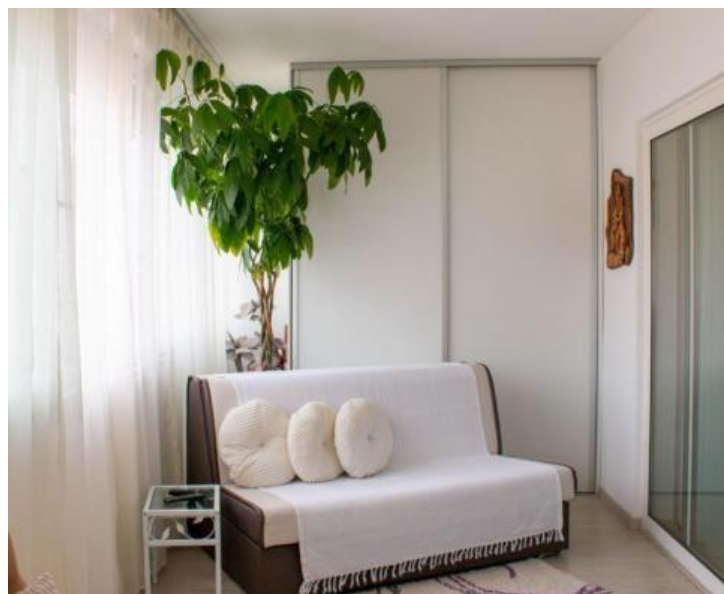
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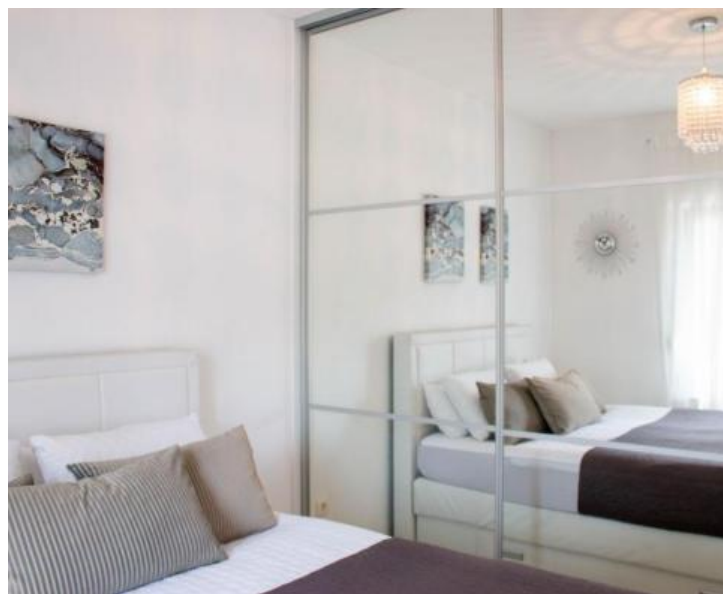
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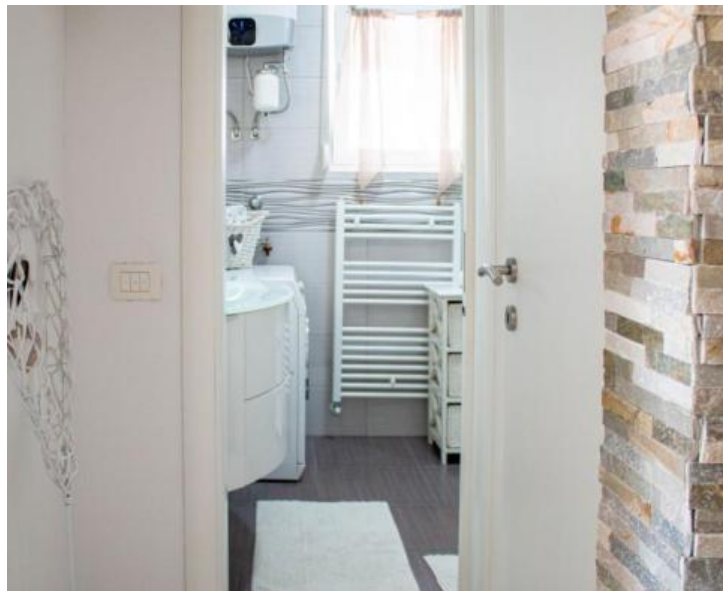
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