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|-------------------------------------|----------------------|
| <b>Code :</b>                       | 00659                |
| <b>Location :</b>                   | Vrsar                |
| <b>Building area :</b>              | 72.73 m <sup>2</sup> |
| <b>Garden area :</b>                | 11.67 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 500 m                |
| <b>Distance from the sea :</b>      | 500 m                |
| <b>Floor :</b>                      | Ground floor         |
| <b>Number of levels :</b>           | 2                    |
| <b>Number of floors :</b>           | 3                    |
| <b>Number of bedrooms :</b>         | 2                    |
| <b>Number of rooms :</b>            | 3                    |
| <b>Number of bathrooms :</b>        | 1                    |
| <b>Storage room :</b>               | Yes                  |
| <b>Number of parking spaces :</b>   | 1                    |
| <b>Terrace :</b>                    | Yes                  |
| <b>Air conditioning :</b>           | Yes                  |
| <b>Energy class :</b>               | B                    |
| <b>Ownership certificate :</b>      | Yes                  |
| <b>Building permit :</b>            | Yes                  |
| <b>Occupancy permit :</b>           | Yes                  |
| <b>Floor plan document :</b>        | Yes                  |
| <b>Electricity infrastructure :</b> | Yes                  |
| <b>Water infrastructure :</b>       | Yes                  |
| <b>Sewerage infrastructure :</b>    | Yes                  |

|       |           |
|-------|-----------|
| Price | 379.000 € |
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An attractive 72.33 m<sup>2</sup> apartment arranged over two floors, ideal for comfortable family living, holidays, or as an investment for tourist rental.

On the first floor, there is a spacious living room with kitchen, a terrace, and a practical storage room. The ground floor consists of two bedrooms and a bathroom, providing a functional and comfortable layout.

The apartment is ideal for those looking for a comfortable home with separate living and sleeping areas. Additional value is provided by the terrace and private parking space.

For more information and to arrange a viewing, please feel free to contact us.