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Code :	14197
Location :	Vrsar
Building size :	170 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Air conditioning :	Yes
Energy efficiency :	C
Year of construction :	1930

Price : 499.000 €

For sale is an apartment house with four separate residential units, located in the very heart of Vrsar. This is an exceptionally attractive and rare location in the old town center, offering an authentic Mediterranean atmosphere and tranquility, while also being in close proximity to all tourist amenities.

The property has been successfully used for tourist rentals during the summer season for years, with very good occupancy and regular guests, making it a secure investment with an already established business.

Three of the apartments have an area between 35 and 40 m², while the largest apartment, at 55 m², offers the possibility of year-round living. This particular apartment is tailored for the owner's stay, and its value is enhanced by a balcony.
All apartments are accessed from a shared staircase, and each has the potential to be converted into a completely separate residential unit.

Only 200 meters from the sea and well-maintained beaches.

Thanks to its location, close to the sea, beaches, restaurants, cafes, nightlife, shops, and sports activities, this property represents an excellent opportunity for investment in tourism or a combination of private and business use.