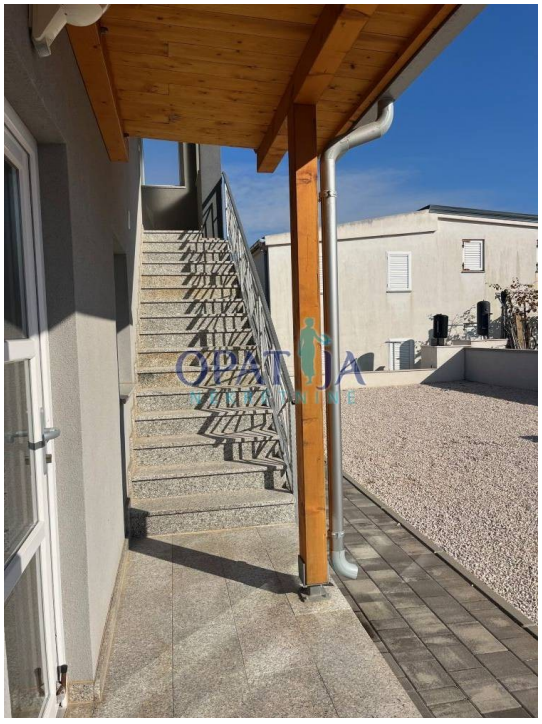
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Code :	11068
Location :	Vir
Building size :	312 m2
Lot size :	658 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	8
Number of rooms :	12
Number of bathrooms :	4
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	c
Year of construction :	2015

Price : 1.100.000 €

For sale is a very well-maintained multi-family house on the island of Vir, located just about 50 metres from the sea. The house was built in 2015 and is in excellent technical and visual condition. It consists of four fully separate apartments, each with its own entrance, a large terrace, and a private garage of approximately 20 m². Each apartment has the same layout:

2 spacious bedrooms

a generous living room with dining area

an open, modern and well-equipped kitchen

a modern bathroom

very large terraces overlooking the Mediterranean landscape

and one apartment on the second floor with an additional sea view

Two apartments are located on the first floor and feature a separate, fully covered entrance with a high-quality glass roof and ventilation. The other two apartments are situated at the back of the house and are accessed via an external staircase. All units are equipped with high-quality materials. The property includes a septic tank and a water cistern, and a connection to the public water supply is planned in the region. The outdoor area is well maintained, the location is quiet, and the beach is only a few steps away.

The house is ideal for large families, holiday rentals or as a strong

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investment with excellent return potential. A combination of private use and tourist rental is also easily possible. Experience for yourself the exceptional quality and uniqueness of this property; the distance of only 50 metres to the sea is an additional advantage. We recommend arranging a viewing appointment as soon as possible.

Sale price: €1,100,000 + 3.75% commission (including VAT)

A viewing is possible with a signed brokerage agreement – for the protection of the owner and in accordance with legal regulations. We provide bilingual support (German/Croatian) from the first inquiry to the notarial completion, including all administrative procedures. More listings can be found at istria-adria.com and mydalmacianekretnine.hr.