

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	11720
Location :	Vir
Building size :	92 m2
Lot size :	270 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2000

Price : 420.000 €

Vir - Two Houses + Garage on One Plot | South Side | 80 m to the Sea

In one of the most sought-after locations on the island of Vir, on the southern side, this exceptional property is situated on a plot of approx. 272 m² and consists of two independent houses and a garage. The location impresses with its immediate proximity to the sea, only about 80 meters away, as well as the short distance of approx. 200 meters to the town center.

The property is ideal for owner-occupation, as a multi-generation home, or as a holiday property with very good rental potential, as both houses can be used independently of each other.

The larger house has a footprint of approx. 71 m² and comprises two bedrooms, a bathroom with a bathtub, a kitchen, and a living area. The living space is complemented by a generous outdoor terrace that extends the living area outdoors.

The smaller house, with a footprint of approx. 42 m², is also fully self-contained and offers a kitchen, a bedroom, and a bathroom, making it ideal as a guest house or a separate rental unit.

The original year of construction of the buildings is 2000. Both houses were comprehensively renovated in 2024, including a new roof, and are now in a very well-maintained and contemporary condition.

The property also includes a garage. There is the possibility to build a spacious rooftop terrace on top of the garage; the staircase and floor tiles are already in place. From this elevated terrace, an even better view with sea views opens up, further enhancing the residential and recreational value of the property.



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Purchase price: €420,000 plus service fee: 3.75% incl. 25% VAT

Viewings and Service

Viewings on site are possible at any time by prior appointment.

A viewing takes place after signing a brokerage agreement in accordance with data protection regulations and the Real Estate Brokerage Act.

We provide personal support in German and Croatian and accompany you comprehensively throughout the entire purchase process as well as with the necessary administrative procedures.

Not the right property?

You can find further property listings at:

<https://istria-adria.com/>

You are also welcome to contact us directly - we will support you specifically in finding the right property for you.