

## ISTRIA ADRIA

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<b>Code :</b>	12021
<b>Location :</b>	Vir
<b>Building size :</b>	50 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	n/a
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 166.000 €



This bright and well-maintained apartment on the first floor on the island of Vir offers ideal conditions for relaxing holidays or attractive holiday rentals. Thanks to its southern orientation, the apartment enjoys plenty of natural light and a beautiful sea view from the spacious terrace. The beach is just a few steps away.

The approximately 50 m<sup>2</sup> living space includes two bedrooms, one bathroom, and an open-plan living and kitchen area with direct access to the terrace. The apartment is sold furnished and ready to move in - ideal as a second home or investment by the sea.

Living area approx. 50 m<sup>2</sup>

- 1st floor
- South orientation
- Two bedrooms
- Bathroom
- Open-plan living and kitchen area
- Large terrace with sea view
- Furnished
- Separate electricity connection
- Water tank



The apartment is located in a quiet residential area of Vir, approx. 150 m from the beach. Restaurants and shops are within walking distance, and the center is about 500 m away. A pleasant seaside environment with very good infrastructure and high demand among holiday guests.

Purchase price: €166,000 + 3.75% agency commission (incl. VAT)

Viewings are possible upon signing a brokerage agreement in accordance with applicable regulations.