

## ISTRIA ADRIA

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<b>Code :</b>	12340
<b>Location :</b>	Vir
<b>Building size :</b>	82 m2
<b>Lot size :</b>	182 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** 289.000 €

Newly built apartment with garden - south side of Vir - 2 bedrooms - 82.58 m<sup>2</sup>

Sun, sea and Mediterranean lifestyle: This attractive ground floor apartment is located on the sunny south side of the island of Vir, only about 450 meters from the sea. The location is one of the desirable residential areas of the island and is ideal both for private holidays and for rental investment.

The modern apartment with a living area of 82.58 m<sup>2</sup>, built in 2024, impresses with a well-designed layout and bright living spaces. The heart of the apartment is the open living and dining area with kitchen, which has direct access to the terrace and the spacious private garden.

The garden of 182.60 m<sup>2</sup> offers plenty of space for relaxing outdoors, enjoying evenings with family and friends or simply spending sunny Mediterranean days outside.

The apartment also features two comfortable bedrooms, a bathroom, a separate toilet, a practical storage room and an entrance area.

The equipment includes underfloor heating in the bathroom and the WC. Two private parking spaces are also available.

The house currently has a water cistern and a septic system. The expansion of the water and sewage infrastructure by the municipality is already in progress.

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The sea and the beach are only about 450 meters away and can easily be reached on foot.

The island of Vir is connected to the mainland by a bridge and can be reached by car all year round. The proximity to the historic city of Zadar and to Zadar International Airport makes this location particularly attractive for both private use and rental investment.

The purchase price is 289,000 € plus 3.75 % agency commission including VAT.

Your advantage with My Dalmacia: We guide you through the entire purchase process bilingually - from the first viewing to the handover of the keys - ensuring a secure, transparent and professional transaction.

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