

## ISTRIA ADRIA

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<b>Code :</b>	12495
<b>Location :</b>	Vir
<b>Building size :</b>	46 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	1
<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>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 195.000 €

Vir - Apartment in a prime south-side location, only 150 m from the beach

This well-maintained apartment is located on the first floor in a sought-after area on the south side of the island of Vir - only approx. 150 meters from the beach.

The property stands out due to its proximity to the sea and its functional, comfortable layout. With a living area of approx. 46.48 m<sup>2</sup>, it is ideal as a holiday home or as an investment for rental purposes.

The apartment consists of a kitchen with dining area, a living room, two bedrooms, a bathroom, and a loggia offering additional space for relaxation.

The building was constructed in 2006 and is in a well-maintained condition.

Another advantage is the connection to the public water and sewage system, ensuring long-term comfort and reliability. A private parking space is also included.

Price: €195,000 + 3.75% agency commission (incl. VAT)

Your advantage with My Dalmacia

We guide you through the entire purchase process in German and Croatian - from the first viewing to the handover of the keys - ensuring a secure, transparent, and professional transaction.

More properties:

[www.istria-adria.com](http://www.istria-adria.com)

For viewings or further information, feel free to contact us.

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We look forward to your inquiry!