

## ISTRIA ADRIA

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<b>Code :</b>	12633
<b>Location :</b>	Vir
<b>Building size :</b>	149 m2
<b>Lot size :</b>	1102 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	2
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 499.500 €

The house is located on the island of Vir, in the beautiful and quiet settlement of Torovi, in the Pedinka area, only about 300 meters from the sea.

This property is ideal for relaxation and recreation, surrounded by nature, peace, and birdsong.

The house consists of two separate apartments - one on the ground floor and one on the upper floor. Each apartment offers a well-designed layout with two bedrooms, a bathroom, and a kitchen with an open living area. The ground floor apartment has a living area of 56 m<sup>2</sup> and a spacious terrace of 20 m<sup>2</sup>, while the upper floor apartment also has 56 m<sup>2</sup> of living space and a 20 m<sup>2</sup> terrace with a beautiful view.

The house features a fireplace, creating a warm and cozy atmosphere even during the winter months.

There is also a detached garage on the property with a size of 26 m<sup>2</sup>. The total plot size with the house and garage is 601 m<sup>2</sup>. Additionally, another plot of 501 m<sup>2</sup> is included in the sale, bringing the total area to 1100 m<sup>2</sup>.

The entire property is landscaped with Mediterranean plants, fenced, and offers a high level of privacy. A barbecue area is also available - perfect for enjoying outdoor cooking at any time.

Purchase price: €499,500 + 3.75% agency commission (incl. VAT).

Your advantage with My Dalmacia

We guide you bilingually (German/Croatian) through the entire purchase process - from the first viewing to the handover of the

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For a viewing appointment or further information, feel free to contact us.

We look forward to your inquiry!