

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

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

info: +386 59 200 071



|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 12680         |
| <b>Location :</b>             | Vir           |
| <b>Building size :</b>        | 151 m2        |
| <b>Lot size :</b>             | 210 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>Number of toilets :</b>    | 1             |
| <b>Garage :</b>               | Yes           |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2013          |

**Price :** 280.000 €



House in a sought-after location – Vir, 151.84 m<sup>2</sup> with 2 apartments and a garage

This house is located on the south side of Vir, in a quiet area, just 400 meters from the sea. With a total area of

151.84 m<sup>2</sup>, it consists of two apartments and offers excellent potential with the necessary interior modernization.

The ground floor includes a spacious kitchen with living room, two bedrooms, a bathroom, a storage room and a fireplace that gives the space a special atmosphere. There is also a garage on the ground floor.

On the first floor there are two bedrooms, a small kitchen, a bathroom and a covered terrace. An external staircase leads to the second floor, providing separate access to the upper floor.

The courtyard is decorated in a homely style, surrounded by greenery, and includes a grill area and a special pizza and bread oven, ideal for outdoor gatherings.

Vir is one of the most popular tourist destinations on the Adriatic, known for its well-maintained beaches and a rich offer of leisure and recreation facilities. In addition to natural beauty, it offers all the necessary amenities for a comfortable life, including shops, restaurants and health services.

This property represents an excellent opportunity for those who



**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](https://istria-adria.com)**

**info: +386 59 200 071**

want to customize the space to their wishes and enjoy a peaceful location near the sea.

Selling price: €280.000plus agency fee of 3.75% (including VAT)

You can find further properties here: <https://istria-adria.com/>

Not what you are looking for? Contact us for a personal approach to your property search.

Location information only for registered buyers!

Property visits are possible at any time!

Purchase and sale support in German and Croatian!

Property viewings are only possible by signing a brokerage contract in order to protect the owner from visits by unregistered persons and in accordance with the Data Protection Act and the Real Estate Brokerage Act.