

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12736
<b>Location :</b>	Vir
<b>Building size :</b>	97 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 147.000 €

Vir - Great Investment Opportunity with 2 Residential Units on the Ground Floor, Only 200 m from the Sea

For sale is an attractive property on the popular south side of the island of Vir: a spacious ground-floor apartment plus a separate studio apartment - both sold together for one price.

The total living area is approximately 97.04 m<sup>2</sup> and is divided into two separate residential units, each with its own entrance and private terrace - ideal for private use, holiday rentals, or both.

The main apartment consists of:

- \* two bedrooms
- \* kitchen
- \* living room
- \* additional storage/pantry room

A special feature is the beautiful traditional wood-burning stove in the living room, which can be used for both heating and cooking.

The separate studio apartment offers:

- \* private bathroom
- \* small kitchenette
- \* private terrace
- \* separate entrance

The apartments are older but in good and well-maintained condition.

Excellent location:

- \* approx. 200 m to the beach on the south side

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Perfect investment opportunity for tourist rental or holiday use.

Purchase price: €147,000 + 3.75% agency commission incl. VAT

Your advantage with My Dalmacia

We guide you through the entire purchase process in multiple languages:

German, Croatian, English, and Slovenian - from the first viewing to a safe and professional transaction.

More properties can be found at:

<https://istria-adria.com/>

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

We look forward to hearing from you!