

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12937
<b>Location :</b>	Vir
<b>Building size :</b>	70 m2
<b>Lot size :</b>	375 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	6
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1998

**Price :** 470.000 €

For sale is an attractive one-story house, located in the first row to the sea on the island of Vir, ideal for vacation, family life or tourist rental.

The property consists of two separate apartments. The larger apartment of 70m2 contains two bedrooms, a children's room, a kitchen, a bathroom and a spacious living room and dining room with a view of the sea. A smaller apartment of 30m2 consists of one bedroom, kitchen, bathroom and living room.

The yard is decorated with Mediterranean plants and offers enough parking spaces, a children's playground, an area for deckchairs with a view of the sea, an outdoor shower, a barbecue and a large table for socializing and dining outdoors.

Additional advantages of the property are a wood-burning fireplace and a water well with a capacity of 12 m<sup>3</sup>.

A supermarket, restaurants, cafes and the town center are within walking distance, which allows for a pleasant stay without the need to use a car.

An excellent location next to the beach and two functional apartments make this property an excellent opportunity for investment or living by the sea.

Purchase price: EUR 470,000 + 3.75% agency commission including VAT.

Your advantage with My Dalmacia:

We follow you bilingually (German/Croatian) through the entire purchase process - from the first viewing to handing over the keys, and we ensure a safe, transparent and professional implementation.

You can find more properties at: [www.istria-adria.com](http://www.istria-adria.com)

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Feel free to contact us for a viewing appointment or additional information.

We look forward to your inquiry!