

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13004
Location :	Vir
Building size :	172 m2
Lot size :	242 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	6
Number of rooms :	10
Number of bathrooms :	5
Energy efficiency :	Not specified

Price : 349.000 €

Vir - Well-maintained multi-family house with 5 residential units, only 200 m from the sea

Located in a quiet yet central area of Vir, this well-maintained multi-family property offers a total of five separate residential units. The property is ideal for investors, larger families, or as a combination of private use and tourist rental.

The plot size is approximately 242 m², while the total living area of approximately 170 m² is distributed over the ground floor and upper floor. Both the south side and the Velebit side of Vir with beautiful beaches can be reached within only approx. 200 m walking distance.

Layout

Ground floor:

Spacious apartment with two bedrooms, living room, kitchen and dining area, bathroom, storage room, and covered terrace.

Additionally, there is a separate studio apartment on this level with its own entrance and private bathroom.

Upper floor:

Three additional apartments, each consisting of a bedroom, living room with kitchen, bathroom, and terrace.

One of the apartments also has a separate external staircase access, offering even more privacy and flexibility.

Highlights:

- * only approx. 200 m from the sea
- * quiet yet central location
- * five separate residential units



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- * well-maintained condition
- * solid construction
- * excellent rental potential
- * outdoor barbecue area
- * attractive investment opportunity

The layout with multiple residential units makes this property especially attractive for tourist rentals. Thanks to its popular location and flexible usage options, the property offers long-term potential and an attractive return opportunity.

Purchase price: €349,000 + 3.75% agency commission incl. VAT

Your advantage with My Dalmacia

We guide you professionally and in multiple languages throughout the entire purchase process – German, Croatian, English, Slovenian, and Italian – from the first inquiry to the handover of the keys.

More properties can be found at:

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

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

We look forward to hearing from you!