

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15532
Location :	Vir
Building size :	492 m2
Garden size :	0.00 m2
Number of floors :	3
Number of rooms :	17
Number of bathrooms :	14
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2009

Price : 599.000 €

Vir – Well-Maintained Boutique Hotel in Prime Location, Only 300 m from the Sea

Located on the popular south side of the island of Vir, this exceptionally well-maintained and versatile boutique hotel enjoys an excellent location – only approx. 300 meters from the sea. Due to its quiet yet central position, beaches, restaurants, cafés, and shops are all within walking distance.

The property offers a total living area of approx. 492.06 m² on a spacious plot of approx. 800 m² and stands out thanks to its excellent condition, functional layout, and strong potential for tourist rental or private use.

On the ground floor there is a spacious apartment featuring four rooms, a large living room, a spacious kitchen, and a bathroom with bathtub. The ground floor can additionally be heated with a pellet stove.

The first and second floors offer a total of 12 guest rooms, all equipped with air conditioning. Several rooms have private bathrooms, while two rooms share one bathroom and can be used together as a connected family unit – ideal for larger families or groups.

Additionally, two rooms on each floor include a small kitchenette. A large shared kitchen is also located in the hallway on both the first and second floors and can be used by all guests.

Each floor features a large terrace of approx. 32 m² with beautiful sea views from the upper levels. Above the garage there is an additional rooftop terrace of approx. 35 m². The garage itself has a surface area of approx. 45 m².

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The outdoor area is beautifully landscaped with Mediterranean plants and flowers and offers plenty of space for additional amenities. Due to the large plot size, construction of a swimming pool is possible. There is also ample parking space available.

Another major advantage of this property:

The house is already connected to the public water and sewage system.

The beaches on both sides of the island can be reached on foot within approx. 300 meters.

Purchase price: 599,000 € + 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 keys – ensuring a safe, transparent, and professional transaction.

More properties can be found at:

www.istria-adria.com

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

We look forward to your inquiry!