

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15856
Location :	Vir
Building size :	240 m2
Lot size :	157 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	6
Number of rooms :	10
Number of bathrooms :	4
Energy efficiency :	Not specified

Price : 655.000 €

House with 4 apartments, 300 m from the sea - a great opportunity for living, vacation or tourist rental

For sale is a spacious house with a total living area of approximately 240 m², located in a quiet part of the island, only 300 meters from the sea and a beautiful beach.

Thanks to as many as four separate residential units, the property offers several possibilities of use - from comfortable family life and personal vacation to tourist rental and investment.

Four separate residential units

The house is organized into four apartments of different sizes:

Apartment 1

Three bedrooms, living room, kitchen, bathroom and terrace.

Apartment 2

Two bedrooms, living room, kitchen, bathroom and terrace.

Apartment 3

One bedroom, living room, kitchen, bathroom and terrace.

Apartment 4 - studio apartment

Functional studio with living room, kitchen and bathroom.

Three apartments have their own terrace, while the studio apartment does not have a separate terrace.

Private garden and 4 parking spaces

The yard with an area of approximately 150 m² provides additional space for decorating according to your own wishes. It is possible to design it as a Mediterranean garden, a place to relax

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or a pleasant outdoor space to stay.

The special advantage of this property is four parking spaces, which represents an important practical value, especially during the summer months and the tourist season.

Excellent location - the sea is only 300 m away

The property is located in a quiet part of the island, and at the same time it is close to the sea and everyday amenities.

The sea and the beach are approximately 300 meters away, while the shop is in the immediate vicinity. The location thus allows easy access to the sea and basic facilities without the need for daily use of a car.

An interesting investment opportunity

Because of the four separate units, the property is particularly interesting for buyers looking for a facility with potential for tourist rental, but also for those who want to combine their own use with rental income.

At the same time, the house can be interesting as a larger family property for several generations or as a vacation for a larger family.

Purchase price

655,000 EUR

Agency commission is 3.75% including VAT.

Your advantage with MY DALMACIA

With MY DALMACIA, you get bilingual support in German and Croatian during the entire purchase process - from the first viewing to handing over the keys.

Our goal is for the entire process to be clear, transparent and professionally organized.

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