

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15908
Location :	Vir
Building size :	250 m2
Lot size :	675 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	7
Number of bathrooms :	3
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2013

Price : 595.000 €

This very neat house is located in a quiet location, only about 700 meters from the beach. Three residential units, several terraces and a large garden offer numerous possibilities for personal use and tourist rental. Currently, there is a prefabricated pool on the plot, and there is also the possibility of building a permanent pool.

On the ground floor there is a bright, sunny and spacious apartment with a kitchen, living room, two bedrooms and a large bathroom. Two large outdoor terraces provide enough space for relaxing and spending time outdoors.

The ground floor was originally divided into two smaller residential units. All the necessary connections still exist, so this division can be re-established if necessary.

There are two separate apartments on the first floor, which can be reached by a separate external staircase. Each apartment has a living room with a kitchen, one bedroom, a bathroom and a large covered terrace. The terraces offer a beautiful view of the surrounding nature.

The house is in a very neat and well-maintained condition. In the outer part, there are also two practical storage rooms that provide additional storage space. The spacious garden offers enough space to build a swimming pool.

Water supply is currently provided by a cistern, while drainage is provided by a septic tank. Fresh water can be quickly ordered and delivered as needed.

The property is also very interesting for tourist rental: year after year, Vir is ranked among the most sought-after and most visited

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tourist destinations in Croatia, right behind Rovinj, and in 2026 it confirms its strong position on the Croatian tourist market.

An attractive property for anyone who wants to combine a quiet location, several separate residential units and an interesting potential for tourist rental.

Purchase price: €595,000

Agency fees may apply to buyers in accordance with our current price list and General Terms and Conditions.

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