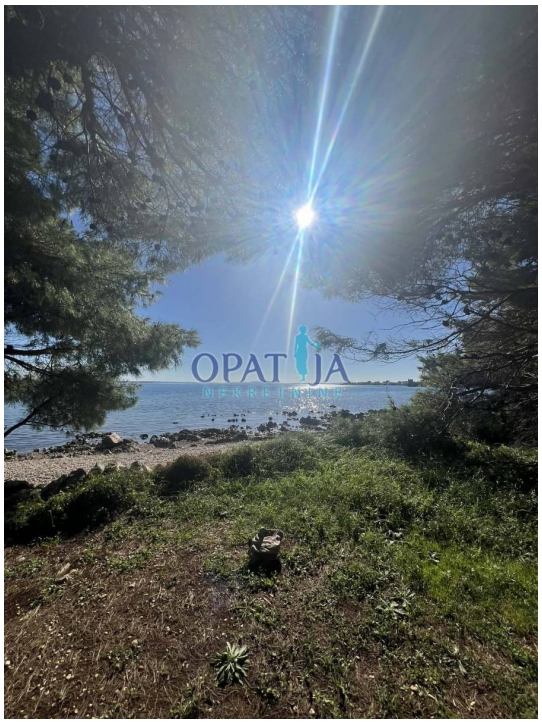
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Code :	15919
Location :	Vir
Building size :	938 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 1.280.000 €

Exclusive investment opportunity in the first row to the sea - south side of Vir

A location on Vir that rarely appears on the market today: a plot of land with an area of about 938 m², located in the first row to the sea on the sought-after southern side of the island, directly next to the turquoise sea and with a beautiful view of the sunsets.

A project for two modern buildings with a total of six apartments - three apartments in each building - has been prepared for the land. Spacious terraces, roof terraces and private parking spaces are planned. The project is currently in the stage of obtaining a permit.

The special value of this property is the combination of an exclusive position by the sea and an excellent location: the center of Vira and the popular Jadro beach are within easy walking distance.

The project envisages a high standard of construction and equipment: reinforced concrete construction, Porotherm walls, enhanced thermal and sound insulation, aluminum carpentry with three-layer glass, Somfy electric blinds, high-quality Grohe or Ideal Standard sanitary equipment, Samsung WindFree heating and cooling systems, underfloor heating in kitchens and bathrooms, Wi-Fi control of individual systems and preparation for charging electric vehicles. The roof terraces are designed with a kitchen, shower and toilet, as well as preparation for a jacuzzi.

For investors, this represents a particularly interesting opportunity, because construction land in the first row to the sea on Vir is extremely rare, especially in such an attractive location.

An additional advantage for investors is that the project documentation has already been prepared, and the project has been submitted to the building permit procedure. This saves a significant amount of time that would otherwise be required for project development, coordination with the architect and preparation of documentation. After obtaining a building permit and meeting all the necessary conditions, the investor can start

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construction in a relatively short period of time.

Sale price: €1,237,500

The agency commission is calculated in accordance with the applicable General Terms and Conditions of Business.

We are happy to provide additional project documentation, floor plans and technical details upon request.