

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15938
Location :	Vir
Building size :	270 m2
Lot size :	337 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	9
Number of bathrooms :	4
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 575.000 €

House with 4 apartments, sea view and additional potential for decoration - approx. 400 m from the beach

For sale is a quality built new building with four separate apartments on a plot of land of 337 m², only about 400 meters from the beach.

Each apartment has a spacious and bright living room with a dining room and kitchen, one bedroom, a bathroom and a large terrace with a view of nature and the sea. Quality materials were used in the construction, the windows are double-glazed, and the building has a three-phase electricity connection.

A chimney/stove connection has been prepared in the living rooms, which provides additional heating and a pleasant atmosphere during the winter months.

A special advantage is the possibility of connecting two apartments on the ground floor into one larger residential unit. The wall between them is made so that, if necessary, a passage can be made and both spaces can be connected.

Additional potential is offered by a complete attic with full standing height, which is ready for further decoration. The brick part has already been completed, windows and patio doors have been installed, and the upper terrace has also been completed. The water connections have already been prepared, while the electrical installations in this part need to be carried out additionally.

One of the real estate's special assets is a large basement that offers numerous possibilities of use - as a workshop, wine cellar, storage, hobby space or space for other purposes.



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The property has a total of five parking spaces.

The house is currently supplied with water from a well approximately 40 meters deep, which ensures constant availability of fresh water. The necessary water connections have already been installed in all apartments.

The location offers a great combination of peace and proximity to the sea. The beach is only about 400 meters away, and during the season there is a coffee bar and a small port for boats.

The property is interesting for own residence, multi-member or multi-generational families, as well as for investment, thanks to four separate residential units and additional potential for decorating the attic.

Selling price: €1,280,000

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.