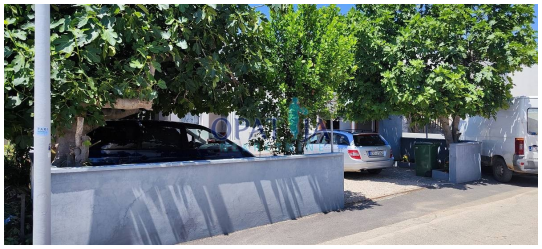
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
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Code :	02153
Location :	Vir
Building size :	156 m2
Lot size :	183 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	7
Number of rooms :	8
Number of bathrooms :	3
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1989

Price : 365.000 €

Fully Furnished & Styled House with Three Apartments on Vir – Only 350 m from the Sea
This beautifully presented property combines Mediterranean charm, modern comfort, and excellent rental potential. Perfect for families, friends, or investors looking for a year-round vacation home or income-generating asset in a prime location.

Location & Surroundings
– Quiet one-way street – ideal for peaceful stays
– Approx. 350 m walk to a beautiful beach
– Low traffic, high privacy, and good local infrastructure

Plot & Living Area
– Total gross living area: 156.55 m²
– Plot size: 183 m²
– Three fully equipped, air-conditioned apartments:
  – Upper floor: spacious 3-bedroom apartment with balcony
  – Ground floor: two compact units, each with a covered terrace

Outdoor Area
– Multiple parking spaces on the property
– Built-in barbecue area for social evenings
– Practical storage space beneath the external staircase

Features & Highlights
– Air conditioning in all units
– Fireplace for cozy wood heating
– Move-in ready – no further investment required
– High-quality furniture and tasteful decoration included

Your Advantages at a Glance
– Ideal as a family vacation home, permanent residence, or investment property

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– Strong rental appeal due to layout and proximity to the beach
– Bilingual support (German | Croatian) from viewing to notarization
– Secure, transparent transaction process with assistance on all administrative matters

Sale Price: €365,000 plus 3.75% agency fee (including VAT)

Viewings are possible after signing a brokerage agreement.
– Location details are provided exclusively to registered clients.
– This requirement serves to protect the owner and is in accordance with data protection and real estate brokerage regulations.

Discover your place on Vir – a home infused with Mediterranean lifestyle and a smart investment that will delight you and your guests year after year.