

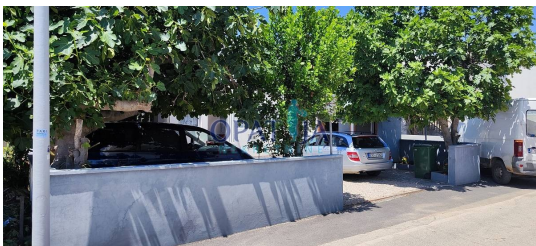
ISTRIA ADRIA

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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.