**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
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|---|---|
| **Code :** | 06596 |
| **Location :** | Vir |
| **Building size :** | 122 m2 |
| **Lot size :** | 141 m2 |
| **Garden size :** | 0.00 m2 |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 4 |
| **Number of rooms :** | 6 |
| **Number of bathrooms :** | 2 |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | Not specified |
| **Year of construction :** | 2015 |

Price : 350.000 €

House with Two Apartments – 122.96 m², Quiet Location, Roof Terrace with Sea View

For sale is a charming house with two separate apartments, located on the north side of the island of Vir, in a quiet and pleasant area – ideal for relaxation and leisure.
The net living area is 122.96 m², and the sea is only about 400 meters away.

Each apartment includes a kitchen, living room, two bedrooms, and a bathroom.
The house is sold fully furnished – tastefully decorated and ready to move in.

A special highlight is the spacious roof terrace with a beautiful sea view, perfect for enjoying sunsets and warm summer evenings.

The house is situated in a peaceful residential area, suitable for families or vacation rentals.
By the end of this year or the beginning of next year, the facade and parking area will be renovated.
After the completion of these works, the selling price will increase.

The island of Vir is one of the most popular tourist destinations on the Adriatic, known for its crystal-clear sea, numerous beaches, and pristine nature.
Nearby are the historic royal town of Nin and Zadar, the cultural and economic center of northern Dalmatia.

This property represents an excellent opportunity – ideal for both tourism rental and private holiday use in a quiet location.

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Selling price: €350,000 + brokerage commission of 3.75% (incl. VAT)
(The selling price will be adjusted after the completion of facade and parking renovations.)

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