**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
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|---|---|
| **Code :** | 06728 |
| **Location :** | Vir |
| **Building size :** | 70 m2 |
| **Lot size :** | 77 m2 |
| **Garden size :** | 0.00 m2 |
| **Floor :** | Ground floor |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 2 |
| **Number of rooms :** | 3 |
| **Number of bathrooms :** | 1 |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | a |
| **Year of construction :** | 2024 |

Price : 245.000 €

Vir, apartment for sale in a new building near the sea on the island of Vir. It is located on the ground floor of a small residential building. The property was built to a very high standard according to the highest construction standards. The apartment is ideal for a quiet and relaxing holiday. It is also an excellent investment for tourist rentals. The cozy terrace offers a magnificent view of the sea.

It is possible to purchase the rooftop terrace or a portion of it.

It consists of a living room, a kitchen, a dining room, an entrance, two bedrooms, a bathroom, and a terrace. The area of

the apartment including terraces is approximately 75m2. The apartment also includes two parking spaces. The apartment is connected to the city's water supply and sewage system. Apartment rented, documents in order, ready to move into immediately.

Sales price: €245.000 plus 3.75% agency fee (including VAT).

Find more properties here: https://istria-adria.com/

Location details are available exclusively for registered customers!

On-site viewings are possible at any time. We are also happy to assist you with official procedures.

The purchase process and support are provided in German and

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Croatian.

Please note that viewing of the property is only possible with a signed brokerage agreement in accordance with the provisions of the Data Protection Act and the Real Estate Brokerage Act.