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Code :	00763
Location :	Vir
Building size :	100 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2018

Price : 244.000 €

Vir – Possibility of 2 residential units on one floor – large terraces with sea view and beautiful view of the Velebit mountains

On the popular island of Vir, this interesting apartment is located on the first floor of a house built in 2018. The property offers approx. 100.61 m² of gross living area and stands out especially due to its flexible usage possibilities. All connections, doors and walls for separating the units have already been prepared, allowing the apartment to be divided into two separate residential units if desired. This makes the property ideal for combining private use with tourist rental.

The apartment currently consists of 2 bedrooms, 2 bathrooms, 2 living rooms, a kitchen and 2 large terraces with beautiful sea views and a stunning view of the Velebit mountains. Especially from the terraces, you can enjoy an open panoramic view towards the sea and mountains.

The property also includes a carport in the garden area, which can be used as a summer kitchen with barbecue facilities. By arrangement, there is also the possibility to use a small garden area on the ground floor.

The apartment will be handed over completely renovated. Currently, a septic tank and a freshwater cistern are available.

The quiet location and the good accessibility of the beaches make this property especially attractive for tourist rental or as a private holiday property. The distance to the sea is approx. 500 m.

Purchase price: 244,000 € plus 3.75 % agency commission incl. VAT.

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