

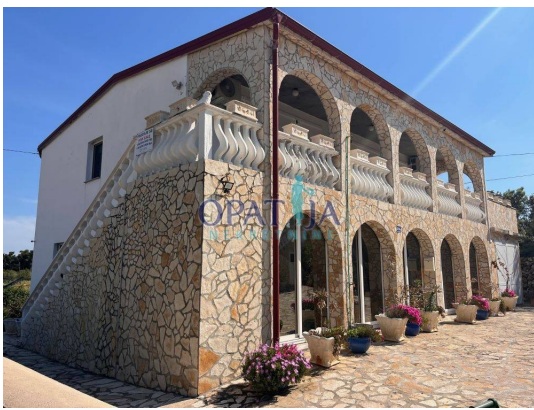
ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09074
Location :	Vir
Building size :	295 m2
Lot size :	400 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	7
Number of rooms :	10
Number of bathrooms :	4
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2004

Price : 442.000 €

Well-Maintained Apartment Building with 4 Units on Vir - Close to the Beach & Versatile Use

Property Description:

Located in a quiet and well-kept residential area - only about 400 m from the beach - this attractive apartment building with four units awaits you. Whether as a holiday home, investment property, or for your own use with additional rental potential - numerous possibilities await here.

Key Facts at a Glance:

- Year of construction: 2004
- Plot size: 400 m²
- Living area: 295 m²
- Units: 4 (main apartment, studio apartment, 2 holiday apartments)

Room Layout:

Ground Floor

- Spacious main apartment with:
 - 2 bedrooms
 - Modern bathroom
 - Large living area with fireplace
 - Kitchen and dining room
 - Beautiful passage from dining area to living room (open arch)
- Additionally: Large studio apartment (can be converted back to a garage if desired)

Upper Floor

- Two separate holiday apartments, each with:
 - Kitchen
 - Living room
 - 2 bedrooms

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- Large balcony spanning the entire length of the house
- Additional terrace - ideal e.g. for a jacuzzi

Special Features:

- Quiet, well-kept location
- Only about a 5-minute walk to the beach
- Ideal as a holiday home, investment property, or multi-generational house
- Very good overall condition - ready to move in
- Various usage possibilities

Purchase price: €442,000 plus 3.75% agency commission (incl. VAT)

Other:

- Viewings are possible at any time after signing the brokerage agreement
- We will competently guide you through the entire purchase process - including all official procedures, in German and Croatian
- Detailed location information is available exclusively after registering as a client

You can find more real estate offers here: <https://istria-adria.com/>

Not the right property?

Contact us - we will advise you individually and find your dream property together.