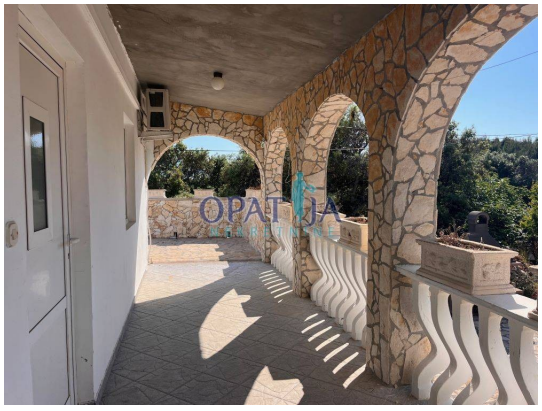
ISTRIA ADRIA
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Code :	09074
Location :	Vir
Building size :	268 m2
Lot size :	400 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	7
Number of rooms :	10
Number of bathrooms :	4
Air conditioning :	Yes
Energy efficiency :	Not specified
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: 268,76m² neto
– 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.