ISTRIA ADRIA
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Code :	09388
Location :	Vir
Building size :	120 m2
Lot size :	146 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	5
Number of rooms :	7
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1987

Price : 299.500 €

Island of Vir – Two-Family House with 2 Apartments, Only 300 m from the Beach
Discover this freshly renovated house on the popular island of Vir, featuring two fully equipped apartments with plenty of space for family, friends, or flexible use. The peaceful location, proximity to the sea, and numerous upgrades make this property a special offer—whether for personal use or as an investment in a sought-after holiday region.

Year of construction: 1987
Completely renovated: 2024
Plot size: 146 m²
Living area: approx. 120 m²

The house was extensively modernized in 2024:
– All doors and windows will be replaced by September
– New shutters provide a modern look and improved energy efficiency
– Modern gutters and a freshly renovated façade give the house a well-kept appearance
– The new, spacious terraces invite you to relax outdoors
– Three-phase electricity ensures comfort and safety for everyday living

The two separate apartments are ideal for larger families, two generations, or for rental. Each unit offers privacy and a well-thought-out layout.

Layout:
Ground floor:
– 2 bedrooms
– Bathroom
– Kitchen

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– Large living room with direct access to the spacious terrace

Upper floor (separate entrance via outdoor staircase):
– 2 bedrooms
– Kitchen
– Bathroom
– Storage room
– Living room
– Gallery, which can be used as a third bedroom or additional living area
– Large terrace with sea view and barbecue – perfect for cozy evenings with friends and family

Further advantages:
– Only 300 m to the sandy beach and crystal-clear sea
– Shops, restaurants, and leisure facilities are within easy reach
– Spacious terraces for relaxing hours outdoors
– Very well-maintained and ready to move in immediately

Whether as a holiday home, for long-term rental, or for the whole family – this house offers you a variety of possibilities on the attractive and popular island of Vir.

Purchase price: €299,500 plus 3.75% agency commission (incl. VAT)

Viewings are possible at any time after signing the agency agreement.
We will guide you professionally through the entire purchase process – in German and Croatian.

Not the right property?
Contact us – we will provide you with individual advice and together we will find your dream property.
You can find more properties here: https://istria-adria.com/