

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09860
<b>Location :</b>	Vir
<b>Building size :</b>	108 m <sup>2</sup>
<b>Lot size :</b>	239 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 295.000 €

House with Finished Ground Floor and Prepared Upper Unit - Quiet Location, 500 m from the Beach

Situated in a peaceful residential area yet close to the sea, this well-maintained house on the island of Vir offers the perfect balance between privacy, nature, and beach proximity. The popular pebble beach is just approximately 500 meters away and easily reachable on foot.

The property sits on a 239 m<sup>2</sup> plot and offers a total of 108.84 m<sup>2</sup> of living space. It was completely renovated in 2024, including a new roof with modern insulation and insulated terrace floors - ideal for both year-round living and seasonal use.

The ground floor is fully completed and ready to move in. It features two bedrooms, a modern bathroom, an open-plan living room with kitchen, and direct access to a spacious terrace with a garden view - a perfect place to relax and enjoy the outdoors.

An external staircase leads to the upper floor, which is currently in the initial stage of completion. New windows are installed, and electrical wiring has already been laid. This floor offers the flexibility to create a second, self-contained living unit according to your own vision - ideal for guests, rental use, or multi-generational living.

The property is supplied via a septic tank, a cistern for water storage, and features an additional private well, ideal for watering the garden or supplementing water supply - a practical and sustainable setup for island living.

A fantastic opportunity for those who value tranquility and privacy without sacrificing proximity to the sea - with great potential for expansion.

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Sale Price:

€295,000 plus 3.75% agency commission (incl. VAT)

Viewings & Support

- Private viewings available upon signing the brokerage agreement
- Personal support in German and Croatian
- Full assistance with the purchase process: contracts, notary, authorities, and handover
- Location details available exclusively to registered clients

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