

# Mini-hotel

## Vir, Dalmatia



**Ref**

RE-LB-30085

**Type**

Mini-hotel

**Region**

Dalmatia › Zadar

**Location**

Vir

**Front line**

No

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<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	214 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 340 000

### **BEAUTIFUL DETACHED TWO-STORY HOUSE WITH 3 APARTMENTS - 100 METERS FROM THE SEA - SEA VIEW - ISLAND OF VIR CONNECTED TO THE MAINLAND BY THE BRIDGE!**

**Ideal for renting in summer!**

For sale is a detached two-story newly remodelled house featuring three separate residential units, with a total living space of 180 m<sup>2</sup>. The property consists of a ground floor and an upper floor.

The ground floor includes two one-bedroom apartments, each comprising a living room, kitchen, bedroom, bathroom, and terrace. On the upper floor, there is a spacious three-bedroom apartment featuring a hallway, an open-plan living room with a kitchen and dining area, three bedrooms, a large terrace, and a balcony.

This stunning home was fully renovated in 2024/25 (originally built in 1995). It is equipped with electric underfloor heating, and all three units are air-conditioned. New electrical and plumbing installations have been added, and the house is connected to the sewage system. Each apartment has its own electricity meter. The property also holds an energy certificate rating of "D."

The house includes a landscaped yard of 214 m<sup>2</sup> with two parking spaces. All documentation and ownership are in order.

The island of Vir boasts a rugged coastline stretching 31.43 km, featuring a variety of beaches, from sandy and pebble shores to rocky and secluded coves, offering a mix of developed beach areas with numerous amenities and untouched natural beauty. Some of Vir's beaches are set against pine forests, with crystal-clear waters making it an ideal destination for family vacations.

During winter, Vir provides a peaceful retreat for year-round living, offering essential amenities such as a school, kindergarten, shops, a bus station, restaurants, and cafés. The island is located 26 km from Zadar and just 12 km from the nearest town, Nin.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
1889 €

Average price/m<sup>2</sup> of this type  
in this region:  
2804 €

Median price/m<sup>2</sup> of this type  
in this region:  
2361 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €

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