

House

Vir, Dalmatia



Ref	RE-LB11194
Type	House
Region	Dalmatia > Zadar
Location	Vir
Front line	Yes
Sea view	Yes
Distance to sea	2 m
Floorspace	200 sqm
Plot size	270 sqm

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No. of bedrooms	4
No. of bathrooms	2
Price	€ 520 000

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Rare offer of first line house for sale next to the beach on the island of Vir in Zadar County!

Vir island is connected by the bridge to the mainland, it is also tied by tourist boats with other interesting destinations such as the famous Saharun beach, Kornati National Park, Telašćica and the like.

The city of Zadar is approx. 25km and Zadar airport about 32km. Nearby is the town of Nin, which is adorned with historical sights, and the sandy Queen's Beach.

The area of the building together with terraces and garage is about 200 m2.

The property consists of two completely identical apartments located on the ground floor and first floor. Each apartment has a kitchen with dining area and living room, two bedrooms, bathroom, hallway and beautiful spacious terraces overlooking the sea.

Within the house there is a garage.

The house is an ideal opportunity for tourist rental because it has been well established in this business for many years.

It's unique beachfront location makes it highly attractive.

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.

Property advantages:

Garage

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Price per m²:
2.600 €

Average price/m² of this type
in this region:
5.689 €

Median price/m² of this type
in this region:
6.314 €

Average price/m² of this type
in Croatia:
5.444 €

Median price/m² of this type
in Croatia:
3.945 €

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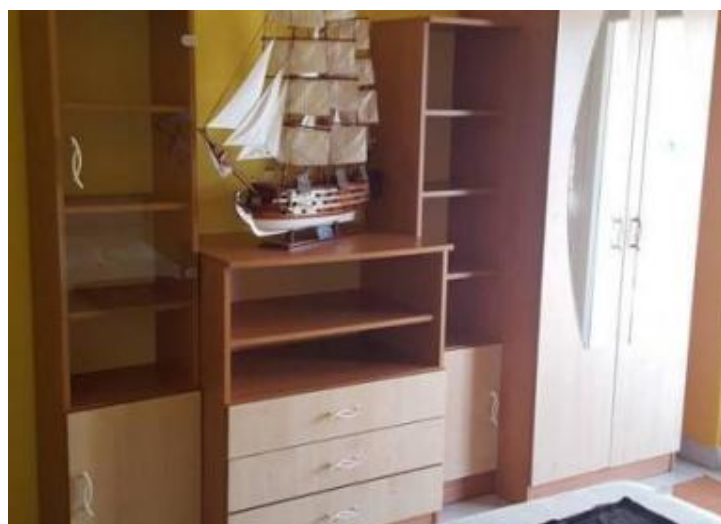
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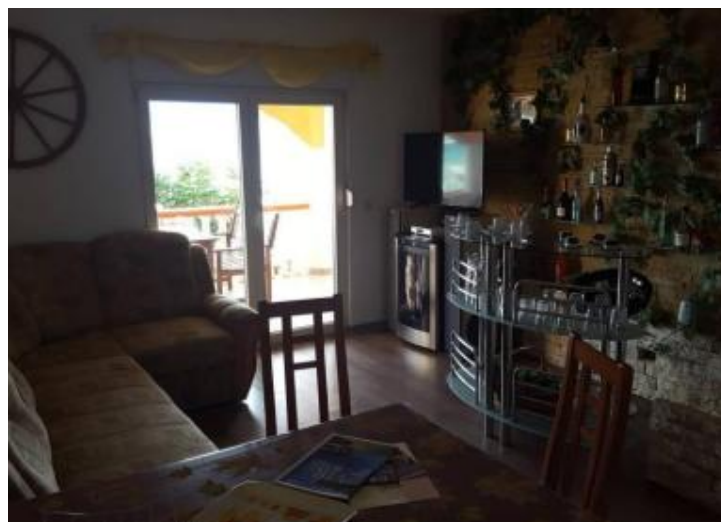
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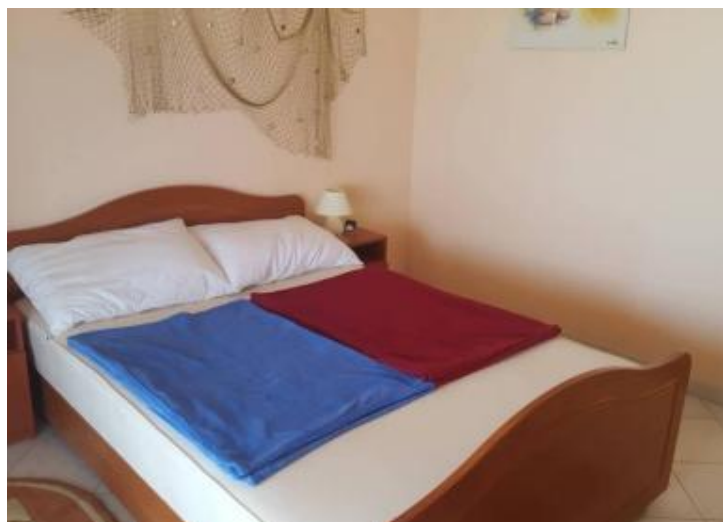
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