

# Apartment

## Vir, Dalmatia



<b>Ref</b>	RE-LB-IRO1990
<b>Type</b>	Apartment
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Vir
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	40 m
<b>Floorspace</b>	71 sqm
<b>Plot size</b>	20 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 199 500

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Nice 2-bedroom apartment on Vir island, 40 m from the sea!  
Total area is 71 sq.m. Garden is 20 s.qm.

This refined two-bedroom apartment resides within a recently constructed building, mere steps away from the serene shores of the charming island of Vir, connected to the mainland by a convenient bridge.

Set in a tranquil and secluded locale, just 40 meters from the coastline, the apartment offers a peaceful retreat while remaining within close proximity to the picturesque town of Nin, a mere 10 kilometers away, and the vibrant city of Zadar, along with Zadar Airport, situated 30 kilometers distant.

Located on the first floor of a building comprising only three apartments in total, this residence ensures a sense of intimacy and privacy.

Boasting a net area of 71 square meters, the apartment showcases a spacious interior adorned with captivating views of the sea. Comprising a kitchen, living room, dining area, bathroom, two bedrooms, and a loggia, this apartment offers ample space for comfortable living.

Sold unfurnished, the apartment affords the future owner the freedom to personalize the space according to their individual tastes and preferences. Additionally, the property includes two generous parking spaces situated in front of the building, along with a 20-square-meter garden, ideal for outdoor relaxation.

With its exceptional location, this property presents an ideal investment opportunity for those considering tourist rentals. Furthermore, another exquisite apartment, mirroring the floor plan and price, is available on the second floor of the same building.

Don't miss out on the chance to own one of these splendid apartments on the enchanting island of Vir!

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:**

Garden

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Price per m<sup>2</sup>:  
2.810 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.851 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.675 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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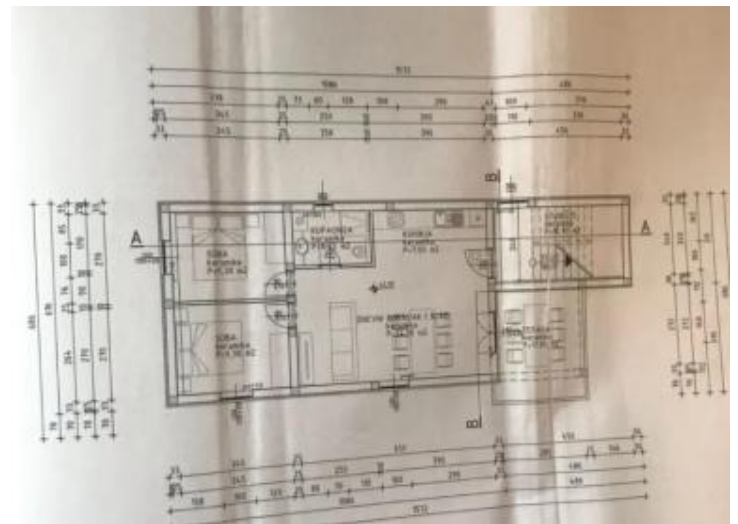
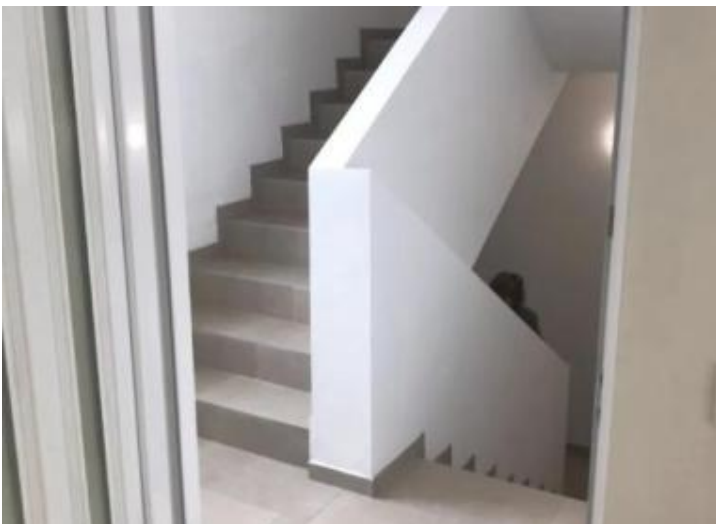


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