

## Dvojna kuća s 3 stana u samoj blizini mora!, Vir, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Dvojna kuća s 3 stana u samoj blizini mora!
Property for:	Sale
House type:	semi-detached
Property area:	230 m <sup>2</sup>
Lot Size:	158 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	298,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1995
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### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Vir
City area:	Vir
ZIP code:	23234

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	C
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### Parking

Number of parking spaces:	3
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### Description

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**DETACHED HOUSE WITH 3 APARTMENTS NEAR THE SEA - Perfect opportunity for vacation and investment!** This semi-detached house on the island of Vir offers a unique opportunity for a relaxing life and investment, located only 300 meters from the beautiful beaches of the Adriatic Sea. The house is divided into three separate apartments, providing ideal flexibility for owning, renting or a combination of both. **PROPERTY DESCRIPTION:** Apartment on the ground floor: One spacious bedroom. Well equipped kitchen. Dining room and comfortable living room. Fully equipped bathroom. Access to the spacious terrace, perfect for outdoor dining and relaxing in the sun. Apartment on the first floor: Fully equipped kitchen with dining area. Spacious living room. One comfortable bedroom. Bathroom. Bedroom and kitchen with access to spacious covered terraces, offering a view of the sea and the Velebit mountain. Apartment on the second floor: Comfortable bedroom. Equipped kitchen. Spacious dining area. Pleasant living room. Bathroom. Two spacious terraces with a panoramic view. **ADDITIONAL FEATURES:** All apartments are air-conditioned, providing you with comfort throughout the year. In the immediate vicinity there are shops, restaurants, cafes and a bus stop, making everyday life practical and pleasant. The landscaped yard offers a place to relax, with marked parking spaces and a barbecue for spending time with family and friends. The house is supplied with water from a cistern, and also has its own well for a constant supply of fresh water. **INVESTMENT POTENTIAL:** Located in the immediate vicinity of Zadar and Nin, this property offers an advantage both for a quiet life and for seasonal enjoyment. It is an ideal investment for a peaceful life, and it is also suitable for tourist rental, offering guests an idyllic vacation on a small island not far from Zadar and Nin. Vir abounds in social and entertainment events during the tourist season, providing diverse opportunities for entertainment. The island is connected by tourist boats to other famous destinations such as the crystal clear Saharun beach, Kornati National Park, Telašćica Nature Park, and others. The city of Zadar is only 25 km away, and Zadar Airport is 32 km away. The historically rich city of Nin and the beautiful sandy Kraljičina beach are also nearby. The cities of Zadar and Nin offer plenty of historical sights, cultural events, and Mediterranean gastronomy. This location is well connected to national parks, the islands of the Zadar archipelago, and numerous air lines that depart from the Zemunik airport near Zadar. All of the above contribute to the decision of foreign tourists to visit this region and consider buying real estate. Do not miss this unique opportunity to become the owner of this magical property on the island of Vir. Whether you are looking for a peaceful retreat or an investment with excellent rental potential, this semi-detached house opens the door to a Mediterranean paradise. For additional information and an appointment to view the property, please contact Filip Luštica +385 95 544 2160 ID CODE: ST1443

### Additional contact info

Reference Number: 531374  
Agency ref id: ST1443