



HOUSE · BUY · PROPERTY REF. 3333ZZ

House by the Sea in Bar !!!

81305 Bar · exact address on request

750.000 € Purchase price

Exposé as PDF

ROOMS

11

LIVING SPACE

400,02 m²

PLOT

500,02 m²

YEAR BUILT

2019

All details at a glance

Property ref.	3333zz
Property type	House
Property types	House, Villa
Marketing type	For sale

Purchase price	750.000 €
Commission	3.57% including VAT. The commission is due immediately upon the purchase agreement becoming effective.
Address	81305 Bar
Rooms	11
Living space	400,02 m ²
Plot	500,02 m ²
Year built	2019
Balcony/terrace	No
Lift	No
Parking space	No
Condition	renovated
Floors in the house	3
Usable area approx.	400.02
Available from	immediately
Online since	15.9.2025
Last updated	22.9.2026

Features

The house comprises 3 floors.

Floor 1 comprises a kitchen, a large living area and two bathrooms. One bathroom features a jacuzzi.

Floor 2 comprises 4 apartments with a huge terrace offering sea views.

Floor 3 comprises 4 apartments with sea views.

The villa is being sold fully furnished. The property features a pool (18 m²) and a large, beautiful garden.

Internet and cable television are also available.

Description

Have you always dreamed of waking up by the sea and the beach each morning, or have you always wanted to feel like a hotel owner??? Then this property is exactly right for you!!

With this cosy, small but exquisite mini-hotel, you can fulfil your dream.

From the house, you have a magnificent panoramic view of the Adriatic Sea – you will feel as though you are in a film, so wonderful is the scenery. This can be enjoyed from every apartment.

The property is situated in a scenic, picturesque, almost surreal and very tranquil yet also exclusive setting. It is located within the green belt zone, meaning that the surrounding area benefits from significantly better air quality and an improved local microclimate.

Energy certificate (mandatory disclosures under the German Buildings Energy Act, GEG)



Energy efficiency class –

Certificate type

–

Energy source

–

Heating system year

–

Year of construction

2019

Location

The villa is located no more than 350.5 metres from the beach – a distance you or your guests are sure to love. From there, you have direct access to the town beach bar, which is very clean and attractive.

The town of Bar is a small town with approximately 13,000 inhabitants. There is an important ferry connection between Bar and Bari (Italy). The second key connection is the Bar–Belgrade (Serbia) railway line.

The villa was designed and built with all the necessary documentation, and all municipal and utility connections are in place.

Cancellation policy & right of withdrawal

Right of Withdrawal

Right of Withdrawal

You have the right to withdraw from this contract within fourteen days without giving any reason.

The withdrawal period is fourteen days from the day the contract is concluded.

To exercise your right of withdrawal, you must inform us (L&B Immobiliya EuRus GmbH, Frankfurter Allee 18, 10247 Berlin, Tel: 030 76214976, Email: info@immobiliya.de) of your decision to withdraw from this contract by means of a clear statement (e.g. a letter sent by post or an email). You may use the attached model withdrawal form, although this is not obligatory.

To meet the withdrawal deadline, it is sufficient for you to send your communication concerning the exercise of the right of withdrawal before the withdrawal period has expired.

Effects of Withdrawal

If you withdraw from this contract, we shall reimburse to you all payments received from you, including delivery costs (with the exception of the supplementary costs resulting from your choice of a type of delivery other than the least expensive standard delivery offered by us), without undue delay and no later than fourteen days from the day on which we receive notification of your withdrawal from this contract. For this reimbursement, we will use the same means of payment as you used for the original transaction, unless expressly agreed otherwise with you; in any event, you will not incur any fees as a result of such reimbursement.

More photos



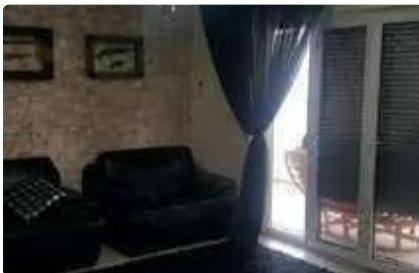
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dabdf8bb-3027-44fd-b3ee-428cdf



9c5b1349-be53-4790-8ca0-9898cb

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Property no. 3333zz · As of 22.9.2026 · All information is based on details provided by the owner. Errors and prior sale excepted.