ISTRIA ADRIA
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Code :	11432
Location :	Vir
Building size :	205 m2
Lot size :	301 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	2
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2022

Price : 1.590.000 €

Villa Vir – First Row to the Sea, Modern Architecture & Natural Stone Facade

This exclusive villa in a first-line seafront position on the island of Vir combines modern architecture with elegant natural stone elements. Built in 2022, it offers a luxurious living atmosphere with clean design lines, high-quality finishes and breathtaking views of the sea and the Velebit mountains.

The villa offers 205 m² of living space across two floors, set on a 301 m² plot. A spacious terrace with a saltwater pool and direct private access to the beach make this property truly exceptional.

Ground Floor

– Bright entrance area
– Spacious living room with open kitchen and dining area
– Separate room with toilet, laundry and shower
– Access to the large terrace
– Saltwater swimming pool
– Private access to the pebble beach

First Floor

– Three bedrooms, each with an en-suite bathroom
– All bedrooms with terrace access
– Panoramic sea and mountain views

Features & Highlights

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– Modern architecture with natural stone façade
– 205 m² of living space
– Underfloor heating throughout
– Two private parking spaces
– Sold fully furnished
– 50 m³ water tank + septic system
– Water & sewage connection fees already paid
– Successful, established rental income
– Quiet area, walking distance to restaurants, cafés, beach bars & shops

Price €1,590,000 + 3.75% agency commission (incl. VAT)

Your advantage with My Dalmacia

We support you bilingually (DE/HR) throughout the entire purchasing process – from the viewing to the handover of keys – ensuring a safe, transparent and professional transaction.

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