

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11432
<b>Location :</b>	Vir
<b>Building size :</b>	205 m <sup>2</sup>
<b>Lot size :</b>	301 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	2
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	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 m<sup>2</sup> of living space across two floors, set on a 301 m<sup>2</sup> 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 m<sup>2</sup> of living space
- Underfloor heating throughout
- Two private parking spaces
- Sold fully furnished
- 50 m<sup>3</sup> 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)

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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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