ISTRIA ADRIA
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Code :	12386
Location :	Vir
Building size :	101 m2
Lot size :	150 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 335.000 €

House in a Quiet Location – Approx. 1 km from the Sea | Island of Vir
For sale is a newly built semi-detached house in a quiet location on the island of Vir. The distance to the sea is approximately 1 kilometre, and the beach can easily be reached on foot.
The property extends over two floors and offers a total of four rooms. On the ground floor there is a spacious living and dining area with an open-plan kitchen, a guest WC and access to the terrace. On the upper floor there are three bedrooms and two bathrooms. The layout is modern and functional and is suitable both as a holiday home and for permanent living.
From all floors as well as the outdoor areas, there is an excellent sea view. A jacuzzi in the outdoor area provides additional comfort and invites you to relax. Electric shutters are installed throughout the house.

The house is equipped with underfloor heating in all rooms. Water is supplied via a cistern and wastewater disposal is handled via a septic tank.
The location is quiet, yet well connected. Shops, restaurants and other facilities for daily needs can be reached within a few minutes.
The property is arranged over several levels, and all documentation is complete and in order. For reasons of discretion, we provide more detailed location information exclusively to registered clients.

Purchase price: €335,000 plus 3.75% agency commission (incl. VAT)

Your advantage with My Dalmacia:

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We support you bilingually in German and Croatian throughout the entire purchase process – from the first viewing to the handover of the keys – and ensure a safe, transparent and professional transaction.

You can find more property offers on our website:
www.istria-adria.com
For a viewing appointment or further information, please feel free to contact us. We look forward to your enquiry.