ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	04085
Location :	Vir
Building size :	158 m2
Lot size :	313 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
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price :	535.000 €

Luxury House with Pool on Vir Island – Your Dream Property on the Adriatic

This exclusive newly built villa on the popular island of Vir offers a perfect combination of modern design, prime location, and luxurious comfort. Whether you're looking for a private retreat for your family or a lucrative investment for tourist rentals, this villa has it all.

Property Highlights:

Spacious living area of 158.46 m² on a plot of 313 m²
Private pool and covered terrace for relaxing summer days
Open-plan living and dining area on the ground floor with direct access to the terrace
3 bright bedrooms on the upper floor, some with balconies and sea views
High-quality fittings with modern appliances and premium materials
Located near the most beautiful beaches of the island
Perfect Location: The villa is situated in a quiet, family-friendly area of Vir, just minutes from the sea. Vir is known for its picturesque beaches and excellent infrastructure, providing all the amenities you need for quality living.

Unique Investment Potential: This house offers ideal conditions for a relaxing vacation but also excellent opportunities for tourist rentals. With its peaceful location, proximity to the beach, and high-quality amenities, high occupancy is guaranteed.

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Price: €535,000 plus 3.75% agency commission (including VAT).

Viewings and Contact: We would be happy to arrange a viewing for you. Contact us for more information – we provide support in both German and Croatian throughout the entire purchase process.

Inquire now and secure your dream home on Vir Island today!

Visit our website for more exclusive property listings or for personalized advice: istria-adria.com.