ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	04335
Location :	Vir
Building size :	330 m2
Lot size :	820 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 1.015.000 €

Modern Villa in Vir – Luxurious Living with a Pool and Spacious Garden
Discover this exclusive, modern villa on the stunning island of Vir! With a living area of 330 m² and a generous plot of 820 m², this property combines contemporary architecture, thoughtful layout, and high-quality features. Perfect for families or as a luxurious vacation home, this villa offers everything you need – including a pool, garden, and proximity to the sea.

Key Features of the Property:
Living Area: 330 m² across two levels, ideal for spacious living
Plot Size: 820 m² with a large garden and terraces
Bedrooms & Bathrooms:
Ground Floor: 2 bedrooms, each with its own en-suite bathroom
First Floor: 2 bedrooms, each with its own en-suite bathroom
Additional Rooms: Storage room, walk-in closet, and utility room for maximum convenience
Terraces: Expansive terraces seamlessly connected to the interior, offering lovely green views
Garage: Large garage for 2 cars, plus additional outdoor parking spaces
Outdoor Area:
The villa’s outdoor space is perfect for relaxation and enjoyment. The spacious garden provides plenty of room for outdoor activities, while the 33.75 m² pool offers refreshing moments. A built-in barbecue area makes the garden ideal for hosting family and friends.

Location:
Situated in a peaceful and idyllic location on the island of Vir, the

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

villa is approximately 1000 meters from the sea. This perfect blend of privacy and connectivity makes it a dream property.

Price:
€1,015,000 + 3.75% agency fee (incl. VAT)

Your Future Home:
This villa is currently under construction, giving you the opportunity to customize the interior design to your preferences. Create your dream home according to your unique style and needs.

Contact Us:
Experience this exceptional property in person during a viewing. Schedule your appointment today! Our experienced team is here to assist you with all questions and provide full support in both English and Croatian.