

## ISTRIA ADRIA

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<b>Code :</b>	04348
<b>Location :</b>	Vir
<b>Building size :</b>	142 m2
<b>Lot size :</b>	340 m2
<b>Garden size :</b>	0.00 m2
<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>	1
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price :** 470.000 €

Exclusive House with Roof Terrace and Pool – Dream Location on the South Side of Vir

This modern property offers everything you could wish for in a home on the island of Vir: an excellent location on the sought-after south side, a private pool, a spacious roof terrace, and breathtaking sunsets. Ideal as a holiday home or year-round residence, this house impresses with a well-thought-out layout and high-quality fittings.

Property Highlights:

-Plot size: 340 m<sup>2</sup>

-Living area: 142.71 m<sup>2</sup>, perfectly distributed over two floors

Location: South side of Vir with a fantastic sea view

Special Features:

-Private roof terrace – enjoy the most beautiful sunsets over the Adriatic

-Own pool with adjoining terrace

Room layout:

Ground floor:

-Entrance area/hallway

-Guest WC

-Open-plan living room with access to the terrace, pool, and sea view

Upper floor:

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- Three spacious bedrooms, each with its own bathroom
- Hallway

Features:

- Underfloor heating in the living room for cozy warmth during the winter months
- Air conditioning in every room – ideal for both heating and cooling
- High-quality building materials and modern construction
- Equipped with a modern high-tech smart home system that allows central control of heating, air conditioning, lighting, and security conveniently via smartphone or tablet

Perfect location:

This house is located on the sought-after south side of the island of Vir, just a few minutes' walk from all important amenities. The quiet location, combined with the impressive sea view and proximity to beautiful beaches, makes this a unique opportunity.

Sale price €470,000 plus 3.75% agent's commission (incl. VAT)

You can find more attractive real estate offers on our website:

<https://istria-adria.com/>

If you do not find what you are looking for there, please contact us for personal assistance with your property search!

Viewings and contact:

Location details are available exclusively to registered clients. On-site viewings are possible at any time – we offer support with all official procedures and comprehensive assistance with the purchase process, as well as support in both German and Croatian.

Please note: A viewing of the property is possible after signing the brokerage contract. This serves to protect the owner and complies with data protection regulations and the Real Estate Brokerage Act.