ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	04486
Location :	Vir
Building size :	217 m2
Lot size :	355 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	2
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 619.000 €

Mediterranean House, 2 Apartments with Indoor Pool and Sea View in Vir – Your Exclusive Opportunity!

This stylish house on Vir's popular south side offers a unique living experience. Located just 400 meters from the beautiful pebble beach and close to the center, this property combines comfort, elegance, and Mediterranean charm.

Property Details:

Living Area: 217 m² (gross)

Land Area: 355 m²

Ground Floor:

2 bright and cozy bedrooms

Kitchen with spacious living room

Modern bathroom

Large terrace for relaxing outdoors

Heated indoor pool with additional toilet and shower – perfect for year-round enjoyment

Upper Floor:

2 additional comfortable bedrooms

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Stylishly designed kitchen with adjacent living room

Timelessly elegant bathroom

Large terrace with beautiful sea view

Leisure Area:
The covered terrace on the first floor is equipped with a pool table, foosball, and darts – perfect for social evenings with family and friends.

Features:

Heating via air conditioning, underfloor heating (heat pump 10 kW), and solid fuels (chimney available)

Completely renovated and tastefully furnished with modern furniture

High-quality materials and a well-thought-out room layout for maximum comfort

Location:

Popular south side of Vir

Just 400 meters from the picturesque pebble beach

Close to the center with all essential facilities nearby

Utilities:

Connected to the municipal sewer system (no septic tank)

Connected to the municipal water supply

Own well with drinking water

Sales Price:

€619,000 plus brokerage commission of 3.75% (including VAT)

Your Advantages with My Dalmacia:

More Properties: https://istria-adria.com/

Personal Support: We assist you in finding your dream property and guide you through the entire purchase process.

Viewings: Available on-site at any time.

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Professional Assistance: We provide expert support with administrative procedures.

Important Note:

The viewing of the property is only possible with a signed brokerage agreement in accordance with the provisions of the Data Protection Act and the Real Estate Brokerage Act.

Make your dream of Mediterranean living in one of Croatia's most beautiful regions come true. Contact us today for more information or a personal viewing!