

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	05564
<b>Location :</b>	Vir
<b>Building size :</b>	145 m2
<b>Lot size :</b>	326 m2
<b>Garden size :</b>	0.00 m2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2020

**Price :** 1.100.000 €

Exclusive villa with heated pool on Vir, 145.92 m<sup>2</sup>, first row to the sea

A luxurious villa is for sale located on the island of Vir, one of the jewels of Zadar County. With a net area of

145.92 m<sup>2</sup>, this villa combines modern design, top functionality and an attractive location in the first row to the sea. It is perfect for a pleasant family life, a relaxing holiday or as an investment for tourist rentals.

### Detailed description:

**Interior:** The villa is designed and exudes luxury. The spacious living room, dining room and kitchen are connected in an open concept, creating a bright and modern space. The gallery further contributes to the impression of spaciousness and connectivity of the space.

**Bedrooms and bathrooms:** The villa has four bedrooms, three of which have their own bathrooms, while the fourth uses a shared bathroom. All rooms are equipped with air conditioning, ensuring maximum comfort throughout the year.

**Technical equipment and security:** The villa is equipped with a modern intercom, electric shutters, and anti-burglary doors for additional security and peace.

**Outdoor space:** The landscaped yard is enriched with a heated pool, palm trees and a spacious terrace with a mesmerizing view of the sea. This outdoor space is ideal for relaxing and enjoying the Mediterranean lifestyle.

**Quality of construction:** The villa is built and equipped with the

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highest quality materials, ensuring durability and aesthetic appeal.

Why Vir?

The island of Vir is known for its crystal clear beaches, untouched nature and numerous amenities for an active holiday. Located only 25 kilometers from the historic city of Zadar, Vir offers the ideal balance between peaceful island life and proximity to all urban amenities. Zadar County offers a rich cultural heritage, superb gastronomy and a multitude of natural beauties, including the Kornati and Paklenica National Parks and the Vrana Lake Nature Park.

This exclusive villa offers everything you need for luxurious living or profitable rental in one of the most desirable locations in Croatia. An opportunity not to be missed!

Sales price: €1.100,000 plus brokerage commission of 3.75% (incl. VAT)

You can find more properties here: <https://istria-adria.com/>  
Not what you are looking for? Contact us for personal support in your search for your property!

Note:

Location details are available exclusively for registered customers.

On-site viewings are possible at any time. We are also happy to assist you with official procedures.

The purchase process and support are carried out in German and Croatian.

Important note:

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