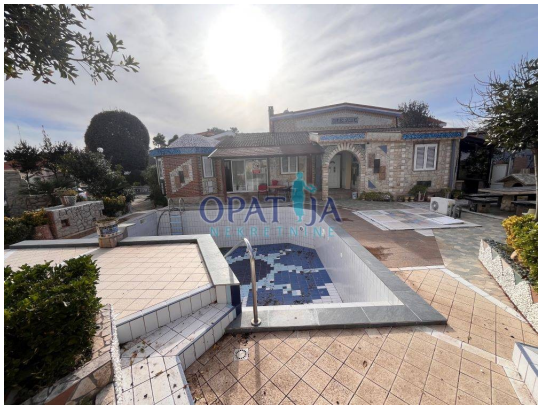
ISTRIA ADRIA
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Code :	05964
Location :	Vir
Building size :	183 m2
Lot size :	596 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	1
Number of toilets :	1
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2010

Price :	550.000 €

Mediterranean House with Pool – Only 150 Meters from the Beach – South Side of Vir

This charming house on the sought-after south side of Vir combines Mediterranean style with comfort. Its peaceful yet central location, just a few steps from the sea, makes this property particularly attractive. The beautifully landscaped 596 m² plot features numerous Mediterranean details, while the impressive 35 m² pool is perfect for relaxing under the Croatian sun.

Key Features:

Living Area: 183 m²
Land Area: 596 m²
Bedrooms: 3 + separate apartment with bedroom and walk-in closet
Bathrooms: 1 + 2 additional WCs
Year of Construction: 2010
Wine Cellar: 47 m² with bar and wine racks
Pool: 35 m²
Parking: Space for 3 cars
The ground floor offers a spacious living room with a dining area and kitchen, three bedrooms, a bathroom, and an additional WC. Handcrafted natural stone mosaics give the interior a unique character. Underfloor heating provides extra comfort in the living areas, while a fireplace ensures cozy warmth in cooler months.

Upstairs, there is a separate apartment with its own bedroom,

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walk-in closet, and bathroom – perfect for guests or rental opportunities.

The outdoor area impresses with a covered summer kitchen and barbecue, while the elegantly designed wine cellar with a bar is a true highlight for wine lovers.

Investment Opportunity:
There is an option to purchase the neighboring house and create an exclusive resort.

Selling Price: €550,000 + 3.75% agency commission (including VAT).

Our Services:

Individual viewings available by appointment.
Assistance with administrative and legal procedures.
Full support throughout the purchase process in German and Croatian.
Location details are available exclusively to registered clients.
Important Notice: Property viewings are only possible after signing a brokerage contract, in order to protect the owner and comply with current data protection and real estate transaction laws.

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