ISTRIA ADRIA
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Code :	09382
Location :	Vir
Building size :	142 m2
Lot size :	335 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	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. A particular highlight is the stunning, wide sea view, which brings a daily sense of freedom and a true holiday atmosphere. Whether as a holiday home or a year-round residence, this house impresses with its well-thought-out layout and high-quality features.

Highlights of the property:
-Plot size: 335 m²
-Living area: 142.71 m², perfectly distributed over two floors

Location: South side of Vir with a beautiful, wide sea view

Special features:
-Private roof terrace – enjoy the most beautiful sunsets over the Adriatic and the unforgettable view of the open sea
-Private pool with adjoining terrace

Room layout:
Ground floor:

-Entrance area/hallway
-Guest WC
-Open-plan living room with access to the terrace, pool, and impressive sea view

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Upper floor:

-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, allowing central control of heating, air conditioning, lighting, and security 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 peaceful setting, the captivating sea view, and the proximity to beautiful beaches make this property 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 feel free to contact us for personal advice with your property search!

Viewings and contact:
Location details are available exclusively to registered clients. On-site viewings are possible at any time – we provide support with all official procedures and comprehensive assistance throughout the entire purchase process, 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.