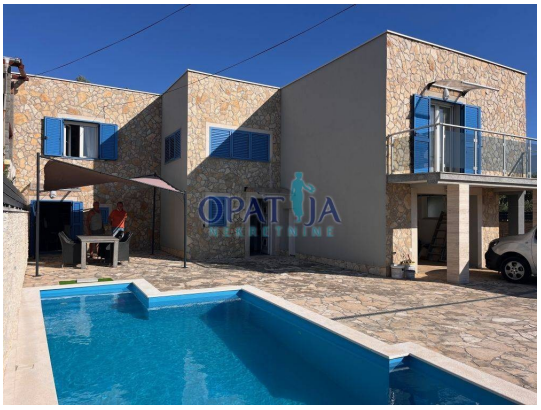
ISTRIA ADRIA
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Code :	09861
Location :	Vir
Building size :	208 m2
Lot size :	473 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	7
Number of bathrooms :	2
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	d
Year of construction :	2025

Price : 650.000 €

Unique Stone Villa in Traditional Dalmatian Style with Pool, Rooftop Terrace & Garage – Prime Location on the South Side of Vir
Mediterranean charm meets modern comfort – this elegant villa on the highly sought-after south side of Vir combines quality construction, a functional layout, and a location rarely available on the market. Just a few minutes' walk from the beautiful pebble beach Jadro and within walking distance to the town center, this property offers everything you need for relaxed coastal living.

Fully redesigned in 2025, this home stands out with its authentic Dalmatian stone-house design, thoughtfully combined with modern living standards.

Location & Plot:
– Prime south-facing location – sunny, peaceful, and close to everything
– Just a short walk to the beach, shops, restaurants, and town center
– Plot size: 473 m², beautifully landscaped with a Mediterranean garden
– Spacious terrace for outdoor living and dining
– Pool with cover for privacy and comfort
– Covered summer kitchen in traditional Dalmatian style
– Private well for garden irrigation
– Connected to mains water and sewage
– Garage with additional storage space
– Mature lemon tree (approx. 3 meters high) producing an abundance of juicy, aromatic fruit – perfect for fresh cuisine or homemade lemonade

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Living Space & Layout:
– Total net living area: 208.50 m² across two floors + rooftop terrace

Ground floor – 93.07 m²:
– Room suitable as guest bedroom or home office
– Bright living room with kitchen and access to the garden
– Bathroom
– Storage room

First floor – 115.46 m²:
– Four bedrooms
– Bathroom
– Kitchen
– Storage room
– Access to the rooftop terrace with panoramic views

Key Features:
– Authentic stone façade in local Dalmatian style
– High-quality materials and attention to detail
– Fully connected to utilities: electricity, water, sewage + private well
– Sunny south-facing plot, just minutes from the sea and town
– Ideal as a holiday home, permanent residence, or high-demand rental investment

Price:
€650,000 + 3.75% agency fee (incl. VAT)

Viewings & Consultation:
Viewings are available by appointment after signing a brokerage agreement.
We provide full bilingual support in German and Croatian throughout the entire purchase process – from viewing to legal closing.

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