**ISTRIA ADRIA**
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| | |
|---|---|
| **Code :** | 09874 |
| **Location :** | Vir |
| **Building size :** | 436 m2 |
| **Lot size :** | 708 m2 |
| **Garden size :** | 0.00 m2 |
| **Number of floors :** | 3 |
| **Number of bedrooms :** | 6 |
| **Number of rooms :** | 8 |
| **Number of bathrooms :** | 6 |
| **Number of toilets :** | 2 |
| **Air conditioning :** | Yes |
| **Swimming pool :** | Yes |
| **Energy efficiency :** | Not specified |
| **Year of construction :** | 2025 |

Price : 1.750.000 €

Exclusive Villas in Vir – Prime Location on the Popular South Side Near Jadro and the Town Center

This exceptional property features two elegant villas on a spacious 708 m² plot, located in one of Vir's most sought-after areas. Just a short walk from the lively town center and the beautiful Jadro beach, these villas offer the perfect balance of modern luxury and Mediterranean charm.

Each villa offers a net living area of 218 m² spread over three levels: ground floor, first floor, and an exclusive rooftop terrace. Each villa includes three stylish bedrooms, three modern bathrooms, plus an additional guest toilet. The open living area with kitchen and dining room seamlessly connects to a large covered terrace overlooking the private pool – ideal for relaxing with family and friends.

A true highlight is the spacious rooftop terrace with breathtaking sea views, equipped with a Jacuzzi and a pergola – the perfect place to unwind and enjoy the Mediterranean sun.

The villas are built to the highest standards using premium materials and feature an attractive modern design with Mediterranean accents that combine timeless elegance with comfortable living.

Purchase price (turnkey): €1,750,000 plus 3.75% brokerage commission (including VAT)

Purchase price in the current construction phase: €910,000

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Experience luxury living in Vir – contact us for more information and to schedule a viewing.

Viewings are possible at any time after signing a brokerage agreement.
We provide reliable, bilingual (German and Croatian) support throughout the entire purchase process – from the first viewing to the notarized contract.

Haven’t found the right property yet?
Visit our website for more exclusive listings:
www.istria-adria.com

Or contact us directly – we are happy to offer you personalized advice.