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Code :	09900
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 : 910.000 €

Exclusive Villas in Vir in the Shell Construction Phase - 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 few minutes' walk from the lively town center and the beautiful Jadro beach, these villas offer the highest level of comfort in a perfect balance between modern luxury and Mediterranean charm.

The villas are currently being sold in the shell construction phase. Future owners have the opportunity to customize the finishing work according to their individual wishes or continue developing the property as an attractive investment.

With a net living area of 218 m² each, the villas are designed over three levels: ground floor, first floor, and an exclusive rooftop terrace. Each villa is planned to include three elegant bedrooms, three modern bathrooms, and an additional guest toilet. The open-plan living area with kitchen and dining room seamlessly connects to a large covered terrace offering a beautiful view of the private pool - an ideal place to relax with family and friends.

A special 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, featuring a modern design with Mediterranean accents

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that combine timeless elegance with comfortable living.

The villas are already connected to the municipal water and sewage system.

Asking Price: €910.000 plus 3.75% brokerage fee (including VAT)

Experience luxury living on Vir – contact us for more information and to arrange a viewing.

Viewings are possible at any time after signing a brokerage agreement.

We provide reliable and 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.