

OTOK VIR - Moderna vila sa bazenom 100m od mora, Vir, House



Seller Info

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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	OTOK VIR - Moderna vila sa bazenom 100m od mora
Property for:	Sale
House type:	detached
Property area:	149 m ²
Lot Size:	370 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	670,000.00 €
Updated:	Jun 19, 2024

Condition

Newbuild:	yes
Built:	2023

Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Vir
City area:	Vir
ZIP code:	23234

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Garage:	yes
Number of parking spaces:	2

Description

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VIR ISLAND - Modern house with swimming pool, 100m from the sea! A luxurious, modern house for sale, newly built on the island of Vir in an exceptional location - 100 m away from one of the most beautiful beaches on the island, and the position of the house is additionally attractive because there are streets on three sides of the plot with a total area of 370 m², while the house itself is on the fourth side more than 3 m from the neighboring house. The house consists of a garage (19.6 m²) and a residential part on the ground floor (residential part 48 m² + terrace 68.10 m²) and on the first floor (area 53 m² + balcony 36.10 m²). The ground floor consists of an entrance area, a storage room, a toilet and an open area where the living room, kitchen and dining room are located. The ground floor leads to two spacious terraces, on the south and north. On the first floor there are two balconies with an unobstructed view of the sea, a bathroom and three bedrooms, one of which has its own bathroom and a beautiful view of the sea. The air conditioning system is designed so that each indoor unit has its own outdoor unit. The house has a chimney and underfloor heating in the bathrooms. Among the equipment, we highlight top-quality ceramics (Ceramiche Piemme), first-class parquet made of bleached, brushed oak (Tarkett), Trogir plano stone, Rehau PVC carpentry with blinds and mosquito nets, Laufen and Aquestil sanitary ware, Hörmann garage door with remote control. The flat roof is made with the Draco system, the Benkovac Ben stone is on the facade, thermal insulation is 10 cm and 20 cm thick, which, in addition to the high-quality construction system, enables the A+ energy class. The house will have a swimming pool, and it is possible to park an additional 2 vehicles on the lot. The house offers an unobstructed view of the sea and the island of Pag. The orientation of the house is east-west. The house is being sold completed, and the planned completion of construction is May 5, 2023. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 28576

Additional contact info

Reference Number: 579204

Agency ref id: 28576