

## Luksuzna vila s bazenom Vir 191,60 m2, Vir, House



### Seller Info

Name: Estera nekretnine  
First Name: Estera  
Last Name: nekretnine  
Company Name: Estera nekretnine  
Service Type: Selling and renting  
Additional Email: gordan@estera-nekretnine.com  
Website: <https://www.estera-nekretnine.com>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
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About us: Foundation of the Estera ulaganja d.o.o. company resulted from the need to support numerous citizens in obtaining loans, either cash or housing loans. Our assistance in obtaining housing loans (for buying or renovation) includes good knowledge of documentation related to buying and selling properties (there is much reason in saying "If a bank checked the property, it must be free and clear of encumbrance") as well as the entire process in connection with selling or buying property. More than once our clients who inquired their credit standing before buying asked us questions (What should I do if I am buying on credit?), they ask recommendation for buying (It is worth buying?, Does the documentation meet loan

requirements?) or selling (What is the market price? How to clear encumbrances or restrictions on title deeds?). This inevitably leads to the conclusion that it makes sense in offering our services on the property market since our interests are compatible and entire buying and selling process is quite often connected to a loan. We can offer our service all over Croatia. Company's head office is in Zagreb, Nemčićeva ulica 10, while branch offices are in Varaždin, Kukuljevićeva ulica 17 and Osijek, Zrinjevac 10a. We have been actively seeking premises for our office in Zadar, which would be sufficient for the first phase of our activity and development of our agency. We do hope that you will recognize our enthusiasm and qualifications for the services we offer and that we will reach the goal through mutual cooperation.

## Listing details

### Common

Title:	Luksuzna vila s bazenom Vir 191,60 m <sup>2</sup>
Property for:	Sale
Property area:	191.6 m <sup>2</sup>
Lot Size:	1011 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	849,900.00 €
Updated:	Apr 06, 2024

### Condition

Condition:	Under construction
Built:	2024

## 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

Infrastructure: Electricity  
Energy efficiency: In preparation



## Heating

Heating type: central (own) electrical, air-conditioner

## Description

Description: Prodaje se luksuzna vila s vrtom i bazenom na Viru. U prizemlju vile nalazi se kuhinja s blagovaonicom, dnevni boravak, 2 natkrivene terase, loggia, kupaonica i natkrivena terasa, neto korisna površina prizemlja je 84,14 m<sup>2</sup>. Na prvom katu vile su tri sobe s vlastitim kupaonicama još jedan dnevni boravak i dvije terase neto korisna površina kata je 73,70 m<sup>2</sup>. Na krovu se nalazi polunatkrivena terasa s jacuzzijem i otvorenim pogledom na more i otoke, neto korisna površina krova je 34,09 m<sup>2</sup>. U okućnici od 1011 m<sup>2</sup> se nalaze vrt, bazen i parking za više automobila. Oprema zgrade: - gradnja ciglenim termo blokom 25 cm - termoizolacija na fasadi s 10 cm stiropora - podne obloge parket i pločice - PVC prozori s troslojnim staklom, električnim roletama i komarnicima - klima uređaji u spavaćim sobama i u dnevnom boravku - protuprovalna i protupožarna ulazna vrata - očekuje se energetska certifikat A Za više informacija i dogovor oko pregleda nekretnine molimo nazovite na +385914444655 Gordan.

## Additional contact info

Reference Number: 587983  
Agency ref id: 1215