

MODERNA KUĆA S BAZENOM U NOVOGRADNJI - VIR, Vir, House



Seller Info

Name: Dogma Nekretnine
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Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	MODERNA KUĆA S BAZENOM U NOVOGRADNJI - VIR
Property for:	Sale
House type:	detached
Property area:	130 m ²
Lot Size:	150 m ²
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	399,999.00 €
Updated:	Oct 29, 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



Parking

Number of parking spaces:	2
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Description

Description: A beautiful newly built house on the island of Vir is for sale, located only 250 meters from the crystal-clear Adriatic Sea. The house is built on a land plot with an

area of 303 square meters. It consists of a ground floor and first floor. GROUND FLOOR: Entrance/porch 1.3 m² Living room/dining room/kitchen 42.6 m² Bathroom 1 3.8 m² Storage room 3.8 m² Porch 10.3 m² Covered terrace 2.8 m² TOTAL NET AREA OF THE GROUND FLOOR: 64.6 m² FIRST FLOOR: Stairs 3.6 m² Hallway 10.5 m² Bedroom 1 11.2 m² Bathroom 2 3.9 m² Bathroom 3 3.9 m² Bedroom 2 11.3 m² Bedroom 3 17.7 m² Covered balcony 2.8 m² TOTAL NET AREA: 64.9 m² TOTAL NET AREA (GF+1): 130 m² This beautiful house is located in a quiet location on the island of Vir, only 3000 meters from all necessary amenities such as shops, restaurants, and bars. Its proximity to the sea, only 250 meters away, makes this house a perfect choice for those who want to enjoy life by the sea. This house on the island of Vir represents an excellent opportunity for those looking for a combination of modern comfort and natural beauty of the Mediterranean. The outdoor space will also be extremely attractive and ideal for enjoying warm summer days. In addition to the terrace, there is a garden and a pool, which is perfect for relaxing after a long day at the beach. The garden of this house will be beautifully landscaped and enriched with olive trees. The façade of the house facing the pool on the ground floor will be covered with travertine stone. EQUIPMENT: - A waterproof AB water tank with a capacity of 12,000L will be used for drinking water purposes, located under the covered terrace on the ground floor. - Wastewater will be drained into a waterproof AB buried collection pit located on the south side of the building, measuring 4.75 m x 1.80 m, with a capacity of 10,000 L. - Pool dimensions: 6.70m x 3.40m - Balconies will have glass railings, as well as the interior staircase - Satellite TV preparation has been installed - Electric shutters and mosquito nets - All three bathrooms will have electric underfloor heating - The flooring in the bedrooms will be laminate, while ceramic tiles will be used in the rest of the house - 4 air conditioning units - Reflective glass on windows and doors Stopsol - 8 cm thermal insulation - Expected energy class A+ Do not miss the opportunity to become the owner of this exceptional house on the island of Vir and enjoy life by the sea. Contact us for more information and to schedule a viewing. Contact: Vedrana Bašić +385919077396 vedrana.basic@dogma-nekretnine.com ID CODE: DA1631

Additional contact info

Reference Number: 675402
Agency ref id: DA1631