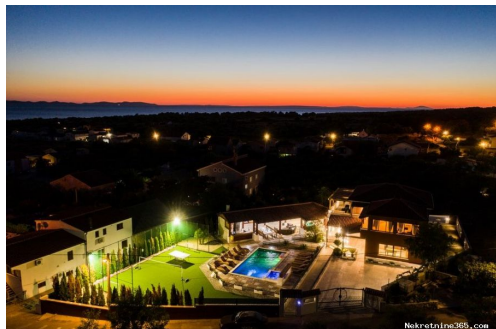


## Vir, čarobna vila od 200 m2 s bazenom i pogledom na more, prodaja, Vir, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
Additional: office@europartner.hr  
Email:  
Website: <https://www.europartner.hr>  
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City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Vir, čarobna vila od 200 m2 s bazenom i pogledom na more, prodaja
Property for:	Sale
House type:	detached
Property area:	209.0 m <sup>2</sup>
Lot Size:	1370.0 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	0.0 €
Updated:	Nov 07, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2021

## Location

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

## Additional information

Infrastructure: Water, Air conditioner, ADSL

## Parking

Number of parking spaces: 4

## Description

Description: This magical villa we present to you is located on the south side of the island of Vir and is located near the old town. The living area of the villa is 209 m<sup>2</sup> and is divided into ground floor and 1st floor. The villa has 5 bedrooms, 4 bathrooms, kitchen and living room and for additional relaxation the villa offers a Relax room and sauna. The villa is lined with complete thermal insulation. It is equipped with ceramics and top quality carpentry. Heating: 7 air conditioners and two bathrooms are equipped with underfloor heating. With an open view from its upper covered terrace you can watch the city, the sea and the long romantic sunsets. When designing the content, the owner put the emphasis on the outdoor content located around the house. The size of the garden is 1.370 m<sup>2</sup>. Beautifully decorated and spacious, it is intimately fenced and separated by cypresses from the neighborhood. There you will find an outdoor heated pool with counter-current swimming, an outdoor Whirlpool for 4 people, an outdoor shower as well as a sunbathing area around the pool. Next to the villa is a summer kitchen with a dining area and an outdoor fireplace. In the continuation of the yard there is a football field. Additional facilities include billiards, table football and table tennis. Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded.

## Additional contact info

Reference Number: 680458  
Agency ref id: ST-119  
Contact phone: +385 (98) 939-9652