

## OTOK VIR - Moderan stan u novogradnji S2, Vir, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
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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 - Moderan stan u novogradnji S2
Property for:	Sale
Property area:	84 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Price:	277,200.00 €
Updated:	Dec 02, 2024

### Condition

Newbuild:	yes
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

Energy efficiency:	In preparation
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### Description

Description:	<p>VIR ISLAND - Modern apartment under construction S2 Apartment for sale in a new building on the island of Vir near Zadar. The apartment with a total area of 84.16 m<sup>2</sup> is located on the first floor of a smaller residential building with three residential units. It consists of two bedrooms, two bathrooms, a spacious living room, kitchen and dining room and a covered terrace. The apartment has two parking spaces in the courtyard of the building. All rooms are air-conditioned, and there is underfloor heating in the living room and bathrooms. The facade is thermally insulated with 10 cm styrofoam, the carpentry is PVC with three-layer</p>
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glass and electric shutters, and ceramic tiles were used for floor coverings. The planned deadline for moving in is at the beginning of 2025. The location of the facility, located only 250 m from the sea, is particularly favorable. The nearest beach is Mala Slatina with a landscaped promenade, and the center of Vir is a few minutes' drive away. The island of Vir is a well-known tourist destination and the most visited place in Zadar County. Beautiful beaches and untouched nature are just some of the benefits of this island, which is located near the urban center of the city of Zadar. Vir is 13 km away from the historic town of Nin, where, in addition to rich cultural monuments, there is also the longest sandy beach in Croatia, Kraljičina plaža. The urban center, the city of Zadar, is 30 km away, and the nearest airport is 38 km away. Dear clients, the agency commission is charged in accordance with the General Business Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 35442

### Additional contact info

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