

Villa

Vir, Dalmatia



Ref	RE-LBU-IRO1569
Type	Villa
Region	Dalmatia › Zadar
Location	Vir
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	280 sqm
Plot size	715 sqm
No. of bathrooms	6
Price	€ 1 000 000

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Beautiful villa only 200 meters from the sea on Vir island which is connected by the bridge to the mainland. Total area is 280 sq.m. Land plot is 715 sq.m.

The villa was built in 2021 with top quality materials, carefully selected furniture, outdoor pool and beautifully landscaped garden.

Entrance to the villa with a gallery where a comfortable living room, kitchen and dining room and a winter garden are located. In the basement there is a relaxation room with sauna, fitness equipment and playroom. The villa offers 5 well-equipped master bedrooms upstairs.

The garden of 575m² is completely fenced with a fence height of 130-180cm.

A combination of a green area with cherry, sour cherry, apple, almond and pomegranate trees, as well as pavers and Benkovac stone. In front of the house is a heated outdoor pool with deck chairs and umbrellas, a large jacuzzi for 5 people, barbecue and table for 10 people to socialize.

This villa has great potential for building your own business and relaxing in the landscape.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Gym
- Spa
- Sauna
- Garden

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Price per m²:
3.571 €

Average price/m² of this type
in this region:
4.565 €

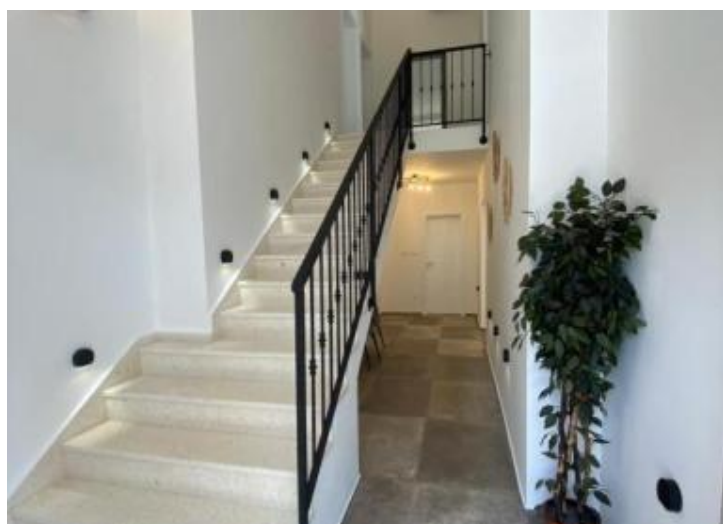
Median price/m² of this type
in this region:
4.148 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

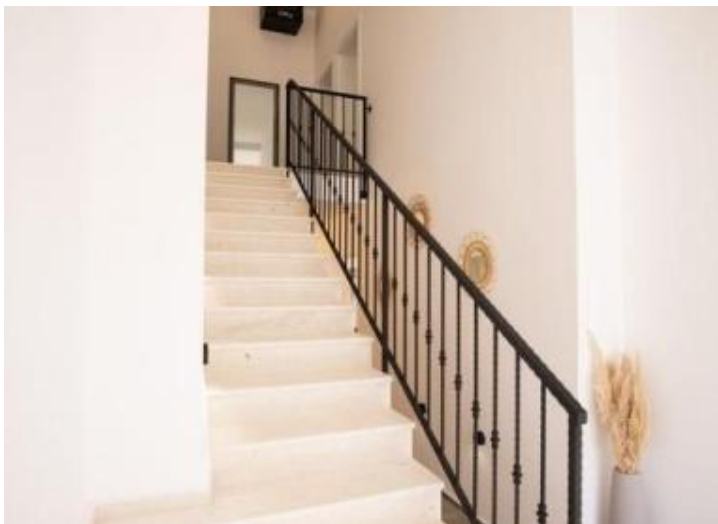
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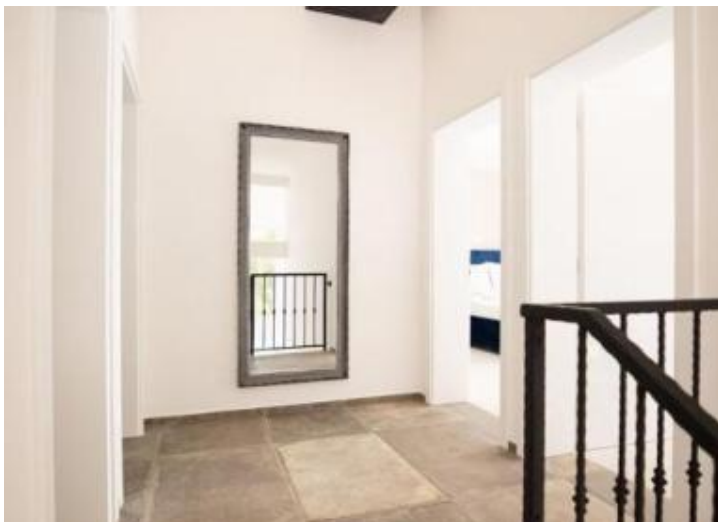
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