

Apartment

Vir, Dalmatia



Ref	RE-LB-IRO2049
Type	Apartment
Region	Dalmatia › Zadar
Location	Vir
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	176 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 792 225

Perched on the idyllic island of Vir, a mere 20 meters from the lapping embrace of the sea, this opulent penthouse promises an unparalleled sojourn amidst the crystalline waters and unspoiled vistas synonymous with Vir's charm.

Vir, hailed as a gem within the Zadar archipelago, boasts pristine beaches cocooned by verdant pine groves and fragrant Mediterranean flora.

Nestled within an optimal locale, a mere 25 kilometers from the bustling heart of Zadar and 35 kilometers from Zadar Airport, this bespoke property, currently under construction, promises seamless connectivity to the wider world.

Occupying the second floor of a contemporary luxury villa housing a quartet of abodes, this penthouse spans a generous 176 square meters. It comprises four commodious bedrooms, each graced with its own en-suite bath, while a capacious living area seamlessly melds with an open-plan kitchen and dining space. A portal from the living quarters unveils a covered terrace, offering a panoramic vista of the azure expanse beyond.

Furthermore, the penthouse boasts a ground-floor storage enclave within the edifice, augmenting its utility and convenience.

This residence epitomizes the pinnacle of luxury, marrying sumptuous comfort with the splendor of its natural environs, presenting an unparalleled sanctuary for those inclined to savor an exclusive coastal lifestyle.

Additional apartments available within this apart-villa include:

- S1, Ground Floor: 151.85 square meters, featuring three bedrooms, three baths, a living area merging with kitchen and dining, a covered terrace, and a 50-square-meter courtyard. PRICE: €713,325.
- S2, First Floor: Encompassing 87.70 square meters, comprising a living space with integrated kitchen and dining, a bathroom, a powder room, two bedrooms, a covered terrace, and a storage facility. PRICE: €400,000.
- S3, First Floor: Spanning 91.70 square meters, offering a living area with integrated kitchen and dining, a bathroom, a powder room, two bedrooms, a covered terrace, and a storage enclave. PRICE: €420,000.

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.

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Property advantages:

Storage
Modern

Apartment

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Price per m²:
4.501 €

Average price/m² of this type
in this region:
5.590 €

Median price/m² of this type
in this region:
5.365 €

Average price/m² of this type
in Croatia:
6.227 €

Median price/m² of this type
in Croatia:
5.680 €

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