

Villa

Vir, Dalmatia



Ref	RE-LB-IRO2052
Type	Villa
Region	Dalmatia › Zadar
Location	Vir
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	505 sqm
No. of bedrooms	11
No. of bathrooms	9
Price	€ 2 300 000

Modern new villa with 4 luxury apartments, 20 meters from the sea only on Vir island!

Set just a stone's throw away, a mere 20 meters from the azure embrace of the Adriatic, this luxury villa on the enchanting isle of Vir promises an unforgettable rendezvous with the pristine coastal beauty Vir bestows.

Vir, celebrated as a radiant gem within the Zadar archipelago, is a tapestry of stunning beaches ensconced by fragrant pine forests and verdant Mediterranean flora.

This exclusive property, currently under construction, enjoys an enviable locale, a mere 25 kilometers from the vibrant city of Zadar and a convenient 35 kilometers from Zadar Airport, ensuring seamless connections to global destinations.

A harmonious blend of luxury, comfort, and breathtaking surroundings, this property offers an idyllic sanctuary for those seeking an exclusive coastal lifestyle.

Comprising four distinct apartments, each available for individual purchase:

- S1, Ground Floor: Spanning 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: Extending over 87.70 square meters, offering a living space with integrated kitchen and dining, a bathroom, a powder room, two bedrooms, a covered terrace, and a storage enclave. PRICE: €400,000.
- S3, First Floor: Encompassing 91.70 square meters, comprising 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.
- S4, Second Floor, Penthouse: Boasting 176.05 square meters, featuring four bedrooms, four baths, a covered terrace, and a storage facility. PRICE: €792,225.

With its unparalleled fusion of location, luxury, and comfort, this villa presents not just a savvy investment in tourism, but a chance to craft priceless memories for those seeking a luxury retreat along the Adriatic coastline.

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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:

Storage

Modern

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Price per m²:
4.554 €

Average price/m² of this type
in this region:
5.100 €

Median price/m² of this type
in this region:
5.440 €

Average price/m² of this type
in Croatia:
8.658 €

Median price/m² of this type
in Croatia:
7.143 €

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