EURO PARTNER
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Code :	00070
Location :	Vir
Building area :	209 m2
Land area :	1370 m2
Number of bedrooms :	5
Number of bathrooms :	5
Distance from the center :	50 m
Distance from the sea :	800 m

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Year of construction :	2021
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	4
Pool :	Yes
Sauna :	Yes

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes

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 m2 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 m2. 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

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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.