

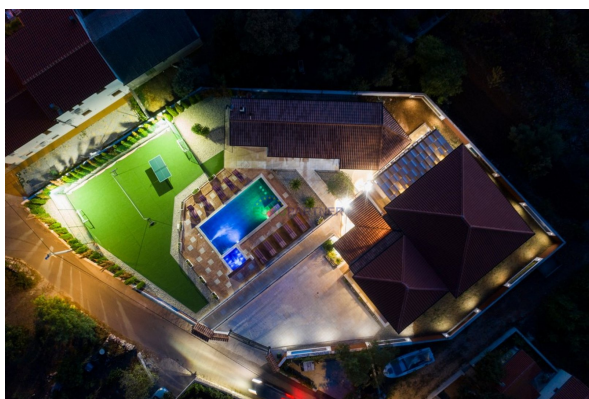
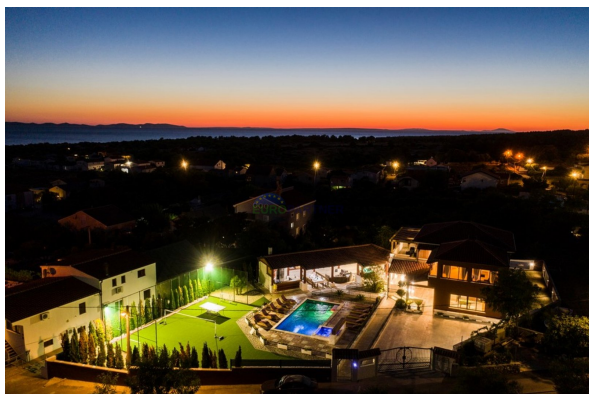
## EURO PARTNER

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

### BUILDING

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

### AMENITIES

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	4
<b>Pool :</b>	Yes
<b>Sauna :</b>	Yes

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
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### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
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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.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.