

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	11185
<b>Location :</b>	Vir
<b>Building size :</b>	50 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price :** 165.000 €

Vir — Newly Built Penthouse Apartment with Large Terrace and Sea View

Located in a quiet area on the popular south side of Vir Island, this modern penthouse apartment is now for sale.

The apartment offers a net living area of 50 m<sup>2</sup>, a spacious terrace with a stunning sea view, and one private parking space in front of the building.

### Features & Highlights

- High-quality construction and modern architecture
- One bedroom, open-plan living room with kitchen and dining area
- Bathroom with underfloor heating
- Installed smart home system
- Peaceful location close to the sea
- Spacious terrace with panoramic sea view
- Private parking space in front of the house

### Price

165,000 € + 3.75 % agency commission (including VAT)

This property combines modern living with a Mediterranean lifestyle and impresses with its quiet location, high-quality construction, and breathtaking sea view — ideal for couples or investors who value quality, style, and location.

Discover more exclusive listings at:

<https://istria-adria.com/>

Didn't find the right property?

We'll be happy to assist you personally and help you find your ideal home in Croatia.

**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

Our team accompanies you from the first viewing to the notarial purchase — bilingual (German/Croatian) and with full support for all administrative procedures.

Property viewings are possible only with a signed brokerage agreement — to protect the owner and in accordance with the Data Protection Act and the Real Estate Mediation Act.