ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	11246
Location :	Vir
Building size :	60 m2
Lot size :	101 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 177.000 €

Vir – Apartment S3, First Floor, 47.84 m², Balcony, Sea View, Close to the Beach

In a quiet area of Vir, a modern four-unit residential building is under construction – just a few minutes' walk from the beach, offering a pleasant sea view and a view of the Velebit mountains. Completion is planned for the second half of 2026. Purchasing during the construction phase provides price advantages and the option to choose tiles, wall colours, doors, sanitary ware and lighting.

Features & Highlights
– Living area 47.84 m²: hallway, kitchen, living room, bathroom, two bedrooms, balcony approx. 6.5 m²
– First floor with sea view and plenty of natural light
– Fully equipped bathroom
– Three air-conditioning units per apartment
– High-quality construction, anthracite-coloured windows/doors, glass balcony railings
– One parking space per unit (two additional spaces available)
– Shared storage room approx. 6.7 m²
– Prepared connections for electricity, internet and utilities; water tank and septic system; provision for future municipal network connection
– Close to café, restaurant and convenience store; approx. 4 km to Vir town centre

Conditions
– Purchase during the construction phase – better price and interior design options
– Reservation / instalment payments possible upon agreement

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

Furniture Note
Displayed furnishings are visual examples. Furniture is not included in the purchase price, but the seller can arrange, supply and install it for an additional fee.

Price – 177,000 € + 3.75% agency commission (incl. VAT)

My Dalmacia – Your Advantage:
We support you from the first viewing to the handover of the keys – bilingually in German and Croatian – and assist you with all administrative procedures and the complete purchase process. Detailed property location information is available exclusively to registered clients.

Viewings are only possible after signing the brokerage agreement, in order to protect the owner’s privacy and in accordance with real estate and data protection regulations.

More listings: https://istria-adria.com/

Didn’t find the right property? Contact us – we will search for properties that match your criteria!