ISTRIA ADRIA
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Code :	11247
Location :	Vir
Building size :	48 m2
Garden size :	0.00 m2
Floor :	Ground floor
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 : 156.000 €

Vir – Ground Floor Apartment in New Construction, 47.84 m², Private Garden, Close to the Beach

In a quiet area of Vir, a modern residential building with four units is under construction, just a few minutes' walk from the beach, offering beautiful views of the sea and the Velebit mountains. Completion is planned for the second half of 2026. Purchasing during the construction phase provides a better price and the opportunity to choose tiles, wall colours, doors, bathroom fittings and lighting. The sea is 300m away.

Features and Advantages
– Living area of 47.84 m²: hallway, kitchen, living room, bathroom, 2 bedrooms, balcony approx. 6.5 m²
– Private garden for the ground floor apartment: approx. 20 m²
– Fully equipped bathroom
– Three air-conditioning units per apartment
– High-quality construction, anthracite-coloured windows and doors, glass balcony railings
– One parking space per unit (two additional spaces available)
– Shared storage room approx. 6.7 m²
– Prepared infrastructure for electricity, internet and utilities; water tank and septic system installed; prepared for future connection to the municipal network
– Close to café, restaurant and convenience store; approx. 4 km to Vir town centre

Conditions
– Purchase during construction possible – with better pricing and interior design options
– Reservation / instalment payment possible by agreement

The shown interior furnishings are visual examples only. Furniture

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is not included in the purchase price, but the seller can arrange, supply and install it for an additional fee upon request.

Price – 156,000 € + 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/

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