ISTRIA ADRIA
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Code :	11251
Location :	Vir
Building size :	60 m2
Lot size :	101 m2
Garden size :	0.00 m2
Floor :	2
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 S4, 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

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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)

Our Service
– Viewings by appointment
– Support in German and Croatian
– Assistance with all relevant administrative procedures
– Safe and transparent purchase process

Viewings are available after signing a brokerage agreement – for the protection of the property owner and according to current real estate regulations.