

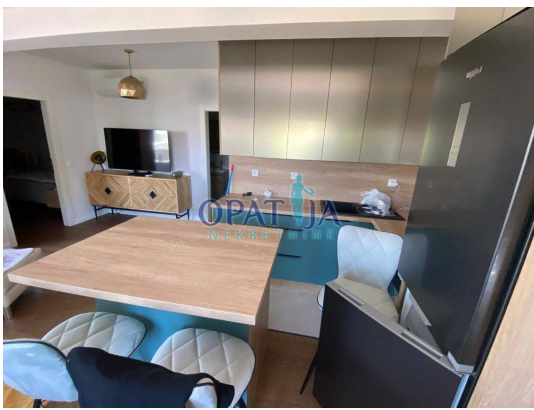
ISTRIA ADRIA

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Code :	11368
Location :	Vir
Building size :	131 m2
Garden size :	0.00 m2
Floor :	n/a
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 :	2025

Price : 350.000 €

Newly built apartment on Vir (Kozjak) - south side, large rooftop terrace with beautiful sea view

This high-quality newly built apartment is located in a popular and quiet area of the island of Vir, in the Kozjak district on the south side. Completed in 2024, the apartment combines modern architecture, bright interiors and a Mediterranean atmosphere. A special highlight is the large rooftop terrace with a beautiful sea view, ideal for sunbathing, relaxing or enjoying pleasant evenings above the rooftops of Vir. The apartment is only about 300 metres from a lovely beach, which can be easily reached on foot.

The net living area is 64.15 m², complemented by a spacious 67 m² rooftop terrace, providing a total of 131 m² of private space. The layout includes two comfortable bedrooms, a modern open-plan living and dining area with kitchen, a bathroom with shower and toilet and a terrace connected to the living area. The rooftop terrace adds exceptional value. From here, you can enjoy a beautiful sea view, and the generous outdoor space also allows for installing a jacuzzi or a summer kitchen, creating a private oasis with a true holiday feeling.

The property offers two private parking spaces, a separate entrance, its own electricity meter and its own water cistern. The Kozjak location is quiet, well-kept and close to the sea. This apartment is ideal for personal use, holiday rental or as a long-term investment in a sought-after area.

The sale price is 350,000 € plus 3.75 percent agency commission including VAT.

My Dalmacia supports you from the first viewing until the handover of keys, bilingual in German and Croatian, and assists

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with all necessary administrative procedures as well as a safe and complete purchase process. Viewings are possible at any time with the signing of a brokerage agreement to protect the privacy of the owner and comply with legal regulations.

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