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







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

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

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.

More properties can be found at https://istria-adria.com/ . If this property does not match your criteria, we will gladly search for a suitable one for you.