

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15837
Location :	Vir
Building size :	62 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Energy efficiency :	Not specified
Year of construction :	2026

Price : 285.000 €

Vir - south side - modern apartment S3 with 2 bedrooms, terraces and storage room - only about 100 m from the sea

This quality apartment with two bedrooms on the first floor is located in an attractive location on the sought-after southern side of the island of Vir, only about 100 meters from the sea.

The combination of modern architecture, functional layout and close proximity to the Adriatic Sea makes this property an excellent choice for your own stay, vacation or as a quality property by the sea.

The apartment has a net closed area of

61.85 m² and offers a well-designed layout with two bedrooms, a living room, a kitchen, a dining room, one bathroom and a separate toilet.

The exterior spaces give the apartment a special value. The apartment has a covered terrace of 12.15 m² and an additional terrace of 1.77 m², which provide a pleasant space for spending time outdoors and enjoying the Mediterranean lifestyle.

The apartment also has one parking space and an additional storage room in the basement of 5.70 m².

According to the project, the total calculation area of

apartment S3 is 77.20 m².

LOCATION

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The southern side of the island of Vir belongs to the particularly sought-after locations on the island. The distance of only about 100 meters from the sea allows quick and easy access to the beach and the Adriatic Sea.

The location is particularly interesting for buyers looking for a property near the sea, a modern standard of living, a functional layout and additional outdoor areas.

MAIN CHARACTERISTICS

- about 100 m from the sea
- wanted south side of the island of Vir
- 1st floor
- 2 bedrooms
- 1 bathroom
- 1 separate toilet
- 61.85 m² of net closed area
- 77.20 m² of total calculation area according to the project
- 12.15 m² covered terrace
- additional terrace of 1.77 m²
- 1 parking space
- storage room in the basement of 5.70 m²
- modern and functional layout

Purchase price: EUR 285,000

The intermediary fee is calculated in accordance with the applicable General Terms and Conditions of the agency and applicable legal regulations.

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