

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



<b>Code :</b>	03323
<b>Location :</b>	Vir
<b>Building size :</b>	62 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price :** 260.000 €



Exclusive Ground Floor Apartments in Vir - Only 100m from the Beach

Location: Prime location in Vir, just 100 meters from the beach, on the south side of the island, and within walking distance to the town center. The apartments are designed for maximum comfort and include a hallway, two bedrooms, a bathroom, and a spacious, light-filled living room with a kitchen and dining area that opens onto a covered terrace.

Apartment 1 S2

Living Area: 62 m<sup>2</sup>  
 Terrace: 11.50 m<sup>2</sup>, 12.50 m<sup>2</sup>  
 Private Garden: 15 m<sup>2</sup>  
 Parking Spaces: 2  
 Features:

Air Conditioning: In every room for optimal comfort  
 Bathroom: Underfloor heating with Wi-Fi control  
 Windows: Electric blinds and insect screens  
 Bathroom Fittings: High quality with renowned brands like Grohe, Laufen, Kolpa, and Aquastil  
 The apartments are scheduled for completion in early 2025.

These apartments offer everything needed for luxurious, comfortable seaside living. Don't miss the chance to secure your dream home in one of Vir's best locations!

Price: 260,000 € + 3.75% agency commission (including VAT).

Viewings and Additional Information:  
 Property viewings are available at any time after signing the brokerage contract. We provide comprehensive assistance



**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

throughout the entire purchasing process in both German and Croatian.

Visit our website for additional property listings:

<https://istria-adria.com/>

Please Note: Property viewings are available only after signing the brokerage contract in accordance with the Data Protection Act and the Real Estate Brokerage Act.