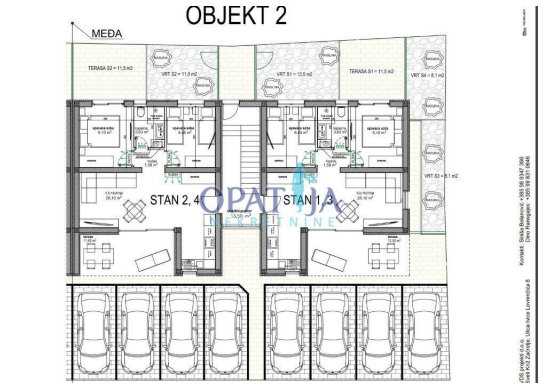
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	04271
Location :	Vir
Building size :	78 m2
Garden size :	0.00 m2
Floor :	1
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 : 300.000 €

Exclusive First-Floor Apartment 63m² with Rooftop Terrace in Vir – Only 100 m from the Beach

Location: This beautiful apartment is located in one of the best areas of Vir, just 100 meters from the stunning pebble beach and close to the town center, accessible on foot in just a few minutes. The south-facing property combines tranquility with convenience.

The apartment features an entrance hallway, two spacious bedrooms, a modern bathroom, and a large, bright living area with an open kitchen and dining area, leading to a covered terrace.

Apartment 2 S4:

Living Area: 63 m²
Rooftop Terrace: 63 m² – perfect for relaxing evenings or as a private retreat
Terrace: 11,65 m²
Private Garden: 7,50 m²
Parking Spaces: 2
Amenities:

Air Conditioning in each room for maximum comfort
Underfloor heating in the bathroom with Wi-Fi control
Electric shutters and mosquito screens on all windows
Premium bathroom fittings from renowned brands such as Grohe, Laufen, Kolpa, and Aquastil
Expected Completion: Early 2025.

These exclusive apartments provide everything you need for a luxurious and comfortable seaside lifestyle. With a rooftop terrace offering sea views, this apartment in one of Vir's most desirable

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locations is the perfect choice for your dream home in Croatia!

The apartments are connected to the municipal water and sewage system.

For more information or to schedule a viewing, feel free to contact us. Additional exclusive property listings can be found on our website: istria-adria.com

Sale Price: 300,000 € + 3.75% agency fee (including VAT).

Viewings and Additional Information: Property viewings are available anytime upon signing the agency agreement. We offer full support during the purchase process in both German and Croatian.

Take advantage of this opportunity and secure an exclusive property on the Croatian coast! Detailed location information is available only for registered clients.

Important Note: Viewings are only possible after signing the agency agreement to protect the owner's privacy and comply with the Data Protection Act and Real Estate Agency Act.

Contact us for personalized advice!