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







Code :	04273
Location :	Vir
Building size :	63 m2
Garden size :	0.00 m2
Floor :	Ground floor
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 : 260.000 €

Exclusive Ground Floor Apartment, 63m² 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 2 S2

Living Area: 63 m²
Terrace: 11.50 m², 12.50 m²
Private Garden: 11 m²
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

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throughout the entire purchasing process in both German and Croatian.

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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.