

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	04342
<b>Location :</b>	Vir
<b>Building size :</b>	74 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

**Price :** 271.000 €

Modern Three-Bedroom Apartment in Vir – Prime Location, Just 100 Meters from the Sea

For sale: an exclusive, under-construction three-bedroom apartment with 74.40 m<sup>2</sup> of living space, located in the highly sought-after south side of Vir. Situated in the second row from the sea—just 100 meters from the water—this modern property offers stylish living in an unbeatable location.

### Apartment Highlights:

Living Space: 74.40 m<sup>2</sup> on the second floor

### Rooms:

Open-plan design: Modern kitchen with dining area and access to a spacious loggia with large glass walls for abundant natural light  
Two bedrooms, one with private access to a bathroom with shower

An additional bathroom

### Features:

Two private parking spaces

Electric blinds

Air conditioning in all rooms

Underfloor heating for maximum comfort

### Prime Location:

Situated on the desirable south side of Vir, the apartment enjoys a peaceful yet central location. Beaches, restaurants, bakeries, shops, and other amenities are just a short walk away.

### About Vir:

Vir is a charming island on the Dalmatian coast, connected to the mainland by a bridge. Renowned for its picturesque pebble beaches, crystal-clear waters, and relaxed, family-friendly atmosphere, Vir is a favorite for vacationers and those seeking tranquility. Its proximity to the historic towns of Zadar and Nin makes it an excellent base for exploring the region.

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Price: €271,000 plus 3.75% agency fee (incl. VAT)

**Viewings and Contact:**

Location details are available exclusively to registered clients.

Viewings are available by appointment after signing a brokerage agreement. We assist you every step of the way—offering full support in both English and Croatian.

Don't miss this opportunity—your dream of living by the Adriatic awaits!