

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	06634
Location :	Vir
Building size :	88 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 : 321.966 €

Vir - Sought-After South Side with Stunning Sea View & Unique Rooftop Terrace

Located on the desirable south side of the island of Vir, this spacious 3-room apartment (Unit S4) offers 88.21 m² of living space on the first floor of a modern new building, just 350 meters from the sea and beautiful beaches.

The apartment features:

- two comfortable bedrooms
- a stylish bathroom with underfloor heating
- an open, bright living and dining area with kitchen
- a separate utility room (e.g. for washer and dryer)

Top construction and features:

- high-quality construction built to modern standards
- excellent thermal insulation and premium materials
- PVC windows with electric shutters
- air conditioning for both cooling and heating
- energy-efficient, durable, and low-maintenance design

One of a Kind: Rooftop Terrace with Covered Area - Unique on the Market

A standout feature is the 66.35 m² private rooftop terrace, with 28.25 m² already covered - a rare offering unmatched by comparable properties.

- prepared for a summer kitchen and jacuzzi
- option to install panoramic glass walls
- unobstructed views of the sea and surroundings
- ideal for relaxing, entertaining, and enjoying the sunset

Additional advantages:

- all connections in place: water, electricity, sewage

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

- two private parking spaces (each 12.50 m²)
- quiet yet central location on the island

Purchase conditions:

- Presale price: €321,966 (lower than future regular price)
- Commission: 3.75% incl. VAT
- No real estate transfer tax for the buyer (seller is a legal entity)

Viewings & Services:

- viewings available by appointment and after signing the brokerage agreement (to protect the owner's privacy)
- purchase process available in English and Croatian
- full support with all administrative steps
- find more exclusive listings at: <https://istria-adria.com>

A property that sets new standards - in location, quality, and design.

Feel free to contact us for more information or a personal consultation.