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











Code :	06635
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 : 330.825 €

Vir – S3: Exclusive apartment with a spacious roof terrace and an incredible view of the sea

S3 – 88.22 m², two bedrooms and a roof terrace of 66.35 m²

For sale is a spacious and modern apartment on the first floor of a new building, located on the sought-after southern side of the island of Vir, only about 350 meters from the sea and beautiful beaches.

The apartment offers a functional layout, lots of natural light and a high level of comfort. It consists of:

– entrance area
– two comfortable bedrooms
– elegant bathrooms
- technical rooms for washing machine, dryer and storage
- open living room, dining room and kitchen

The special value of this property is the impressive roof terrace of 66.35 m², of which 28.25 m² is covered. The terrace offers a beautiful panoramic view of the sea and the surrounding area and is ideal for sunbathing, relaxing, spending time with family and friends or enjoying unforgettable sunsets.

Quality equipment:

– high-quality PVC joinery
– electric blinds
– air conditioners for heating and cooling
– floor heating in the bathroom
– modern sanitary equipment
– separate connections for water, sewage and electricity

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– construction according to the latest standards
– two parking spaces, each with a surface of 12.50 m²

This property is ideal for buyers looking for a modern apartment close to the sea, a large private roof terrace and an outstanding view. It is suitable for personal use, vacation or as a quality investment.

Pre-sale price: €330,825
+ 3.75% brokerage commission with VAT included.

An important advantage: The investor is a legal entity, therefore the buyer does not pay real estate sales tax.

Your advantage with My Dalmacia

We accompany you in German and Croatian through the entire purchase process - from the first viewing to handing over the keys - safely, transparently and professionally.

Other properties:
www.istria-adria.com

For additional information or to arrange a viewing appointment, feel free to contact us. We look forward to hearing from you!