

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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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 : 313.145 €

Vir - Desirable South Side with Stunning Sea View

This spacious 88.21 m² apartment is located on the first floor of a modern new building on the island of Vir, just 350 meters from the sea and beautiful beaches. The apartment includes two cozy bedrooms, a stylish bathroom, and a bright open-plan living space with a kitchen, dining area, and living room that create an inviting and airy atmosphere.

A highlight of this property is the stunning rooftop terrace of 66.35 m², with 28.25 m² of the terrace area being covered. This expansive outdoor space offers magnificent panoramic views of the sea and surrounding area, providing an ideal setting for relaxing, entertaining guests, or enjoying the Croatian sunsets.

The apartment is equipped with high-quality PVC joinery, electric shutters, air conditioning for heating and cooling, and underfloor heating in the bathroom. The technical room provides space for a washing machine and dryer.

The building is constructed according to the highest modern building standards and is equipped with all necessary utilities such as water, drainage, and electricity. The apartment also comes with two parking spaces, each measuring 12.50 m².

This property is an ideal choice for those who seek comfort, luxury, and a beautiful location near the sea.

Pre-sale price: €313,145 (this is the pre-sale price, which differs from the regular price) plus an additional 3.75% brokerage fee (including VAT).

Important note: The investor is a legal entity, therefore buyers

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are exempt from paying the property transfer tax!

Viewings:

Available by appointment and after signing the brokerage agreement

Assistance with all administrative procedures

Purchase process available in both German and Croatian

Other property offers: Explore our other exclusive properties at

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Note: Viewings are only possible after signing the brokerage agreement to ensure the protection of the property owner.