

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	06636
Location :	Vir
Building size :	68 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 : 244.879 €

Vir - Desirable South Side

This attractive 68.98 m² apartment is located in a modern new building on the island of Vir, just 350 meters from the sea and beautiful beaches. The apartment consists of two cozy bedrooms, an elegant bathroom, and an open space that includes a kitchen, dining area, and living room, creating a bright and inviting atmosphere.

A special feature is the private terrace, which is accessible through elegant sliding glass doors, allowing you to enjoy the fresh air and view of your private garden. The private garden, covering 49.28 m², is perfect for a relaxed outdoor dinner, a children's playground, or additional storage space for summer items – offering numerous possibilities for use.

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 apartment also includes two parking spaces: Parking space 1 has an area of 12.50 m², and parking space 2 also measures 12.50 m².

The building is constructed according to the highest modern building standards and is equipped with all necessary utilities, including water, drainage, and electricity. This apartment is an ideal choice for buyers looking for comfort and an excellent location close to the sea.

Pre-sale price: €244,879 (this is the pre-sale price, which differs from the regular price) plus an additional 3.75% brokerage fee

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(including VAT).

Important note: The investor is a legal entity, therefore buyers 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: Check out our other exclusive properties at <https://istria-adria.com>

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