

ISTRIA ADRIA
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Code :	06637
Location :	Vir
Building size :	70 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 : 250.097 €

New Apartments Under Construction on the Island of Vir - South Side, Central Area

S1 - 70.45 m², 2 Bedrooms

For sale are modern new-build apartments in a quiet location on the popular island of Vir, just 300-350 m from the sea and beautiful beaches (Radovanjica Beach: 950 m). Shops, a bakery, and all other daily amenities are within walking distance.

The building consists of 4 residential units and is bordered by two 5-meter-wide streets. Each apartment includes two private parking spaces in front of the building.

Ground floor apartments have their own private garden, ideal for summer evenings, a children's play area, or a small garden house.

The first-floor apartments feature beautiful rooftop terraces with panoramic sea views, preparations for an outdoor kitchen and jacuzzi, and spacious sun decks. Part of the terrace can optionally be enclosed with glass walls, creating a charming lounge area with a sea view.

All four apartments have the same layout and include:

Entrance area

Two bedrooms

Bathroom

Utility room (washer, dryer, storage)

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Open-plan kitchen, dining, and living area with large glass sliding doors leading to the terrace

Features: High-quality PVC windows, electric shutters, modern sanitary fittings, three air-conditioning units (heating/cooling), and underfloor heating in the bathroom.

Each apartment has a separate water, drainage, and electricity connection. The building is constructed according to the latest construction standards.

Planned completion: Spring 2026

No encumbrances on the property.

The investor is a legal entity - buyers are exempt from property transfer tax!

Pre-sale price: €250,097 + 3.75% brokerage fee (including VAT)

Other apartments in the building:

S2 - 68.98 m² - €244,879

S3 - 88.21 m² - €335,198 - apartment with view toward the Velebit mountains

S4 - 88.21 m² - €344,019 - apartment with view toward the south side, Vir center, and the sea

Viewings:

Possible by appointment and after signing a brokerage agreement

Assistance with all administrative procedures

Purchase process available in German and Croatian

More properties: Discover other exclusive listings at

<https://istria-adria.com>

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