

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	06899
<b>Location :</b>	Vir
<b>Building size :</b>	110 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

**Price :** 280.000 €

Exclusive apartment on Vir – Modern quality, close to the center and the beach

Living area: 110.78 m<sup>2</sup>

Roof terrace: 51.40 m<sup>2</sup> with panoramic views

Location: South side of Vir, only 600 m from the sea and the center

Price: €280,000 + 3.75% agency fee (including VAT)

Realize your dream of a Mediterranean lifestyle in this modern and luxurious apartment in an attractive location on the island of Vir. The property is located in a quiet, yet central position, perfect for those looking for a comfortable life close to beautiful beaches and the picturesque center.

Apartment features:

2 bedrooms: Comfortable and modernly decorated.

Spacious living room: Full of natural light, with access to the terrace.

Kitchen with dining area: Stylish and functional.

Bathroom: Elegant, with top-quality equipment from brands such as Grohe and Laufen.

Separate toilet: For added convenience.

Roof terrace (51.40 m<sup>2</sup>): A real gem of a property! Enjoy the spectacular panoramic view of the sea and the magnificent Velebit - an ideal place to relax or spend time with family and friends.

2 terraces: Additional outdoor spaces for enjoying the Mediterranean ambience.

Private garden (21.86 m<sup>2</sup>): Perfect place for a plant corner or personal outdoor space.