

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	07247
<b>Location :</b>	Vir
<b>Building size :</b>	160 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** 460.000 €

Vir – Modern 3-Level Apartment S1 with Pool, Only 400 m from the Sea

Located in a quiet yet central area on the south side of the island of Vir, this modern end-unit apartment is part of a row of three townhouses. The property offers top living comfort, a private outdoor area with a pool, and is just approx. 400 m from the sea — within walking distance to shops, restaurants, and the town center.

Layout:

Ground Floor:

Open-plan living room with kitchen and dining area

Bathroom

Storage room

Terrace with access to the private pool and outdoor space

First Floor:

Hallway

2 bedrooms

Bathroom

Terrace

Second Floor:

Hallway

2 additional bedrooms

Bathroom

Terrace with lovely views

Additional Features:

+Connected to city water and sewage

+Bright, naturally lit rooms

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+High-quality construction

+Ideal for holidays, rentals, or year-round living

Sales price: €460,000 + 3.75% agency commission (incl. VAT)

Viewings:

Available anytime by appointment.

Note: Viewings are only possible with a signed brokerage agreement in accordance with data protection and real estate laws.

Our service includes:

Full support during the entire buying process and assistance with all administrative procedures - in German and Croatian.