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