ISTRIA ADRIA
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Code :	07373
Location :	Vir
Building size :	86 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 310.000 €

Vir – Modern 2-Storey Apartment S3 on the Desirable South Side, Only 400 m from the Sea
Located in a quiet yet central area on the sought-after south side of the island of Vir, this modern corner apartment is part of a row house with three residential units. The property offers high living comfort, a private outdoor area, and is just approx. 400 m from the sea, as well as 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

First Floor:

Hallway

2 bedrooms

Bathroom

Terrace

Additional Features:
Connected to city water supply and sewage system

Bright and airy rooms

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High-quality construction

Ideal location for holiday use, rental, or year-round living

Sale Price: €310,000
3.75% agency fee (incl. VAT)

Viewings:
Available anytime by prior appointment.
Please note: Viewings are only possible with a signed brokerage agreement, in accordance with the Data Protection Act and the Real Estate Brokerage Law.

Service:
Complete support during the purchase process and with all administrative procedures – in both German and Croatian.