

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	07373
<b>Location :</b>	Vir
<b>Building size :</b>	86 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	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.