ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	07374
Location :	Vir
Building size :	146 m2
Garden size :	0.00 m2
Floor :	n/a
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 450.000 €

Vir – Modern 3-Level Apartment S2 with Rooftop Terrace, Only 400 m from the Sea
Located in a quiet yet central area on the south side of Vir, this modern apartment is part of a row house with three residential units. The property offers a high standard of comfort and is just approx. 400 m from the sea, close 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 outdoor area

First Floor:

Hallway

2 bedrooms

Bathroom

Terrace

Second Floor:

Hallway

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2 additional bedrooms

Bathroom

Spacious rooftop terrace with a beautiful view

Additional Features:
Connected to city water and sewage system

Bright and airy rooms

High-quality construction

Ideal for holidays, rentals, or year-round living

Sale Price: €450,000
3.75% agency commission (incl. VAT)

Viewings:
Available by appointment at any time.
Note: Viewings are possible only after signing a brokerage agreement, in accordance with the Data Protection Act and the Real Estate Brokerage Law.

Service:
Full support during the entire purchasing process and with official procedures – in both German and Croatian.