

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	07468
Location :	Vir
Building size :	392 m2
Lot size :	585 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	10
Number of rooms :	13
Number of bathrooms :	8
Energy efficiency :	Not specified
Year of construction :	2025

Price : 399.500 €

Vir – Modern House Shell with 3 Residential Units Just 400 m from the Sea

Located on the sought-after southern side of Vir Island, this modern residential project offers a unique opportunity to invest or create your dream home. The house is under construction (shell completed up to the first floor) and designed to include three separate, light-filled living units – ideal for vacation use, rental income, or year-round living.

Planned layout of the units:

S1 – Three-Level Apartment with Pool

- Ground floor: Living room with kitchen and dining area, bathroom, storage room, terrace with pool access
- First floor: Hallway, 2 bedrooms, bathroom, terrace
- Second floor: Hallway, 2 additional bedrooms, bathroom, terrace with sea view

S2 – Three-Level Apartment with Large Rooftop Terrace

- Ground floor: Living room with kitchen and dining area, bathroom, storage room, terrace
- First floor: Hallway, 2 bedrooms, bathroom, terrace
- Second floor: Hallway, 2 more bedrooms, bathroom, large rooftop terrace

S3 – Two-Level Apartment

- Ground floor: Living room with kitchen and dining area, bathroom, storage room
- First floor: Hallway, 2 bedrooms, bathroom, terrace

Highlights:

- ✓ Only 400 m from the sea and beaches
- ✓ Spacious, light-flooded interiors

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- ✓ High-quality construction
- ✓ Connected to city water and sewage
- ✓ Private outdoor areas with planned pool
- ✓ Large rooftop terrace (S2)
- ✓ Quiet yet central southern location of Vir, close to shops and restaurants

Sale price (shell stage): €399,500
+ 3.75% agency commission (incl. VAT)

Viewings & Support:

Property viewings available upon signing the brokerage agreement.

We provide full support throughout the entire buying process – in both English and Croatian.