

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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### Apartment S2 mit privatem Garten

Größe: 48,23 m<sup>2</sup>

Zimmer: 2



|                               |               |
|-------------------------------|---------------|
| <b>Code :</b>                 | 09415         |
| <b>Location :</b>             | Vir           |
| <b>Building size :</b>        | 48 m2         |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Floor :</b>                | Ground floor  |
| <b>Number of floors :</b>     | 3             |
| <b>Number of bedrooms :</b>   | 1             |
| <b>Number of rooms :</b>      | 2             |
| <b>Number of bathrooms :</b>  | 1             |
| <b>Air conditioning :</b>     | Yes           |
| <b>Energy efficiency :</b>    | Not specified |
| <b>Year of construction :</b> | 2025          |

Price : 288.000 €

Luxury Apartment on Vir - Exclusive Location and Sea View, Just 100m to the Beach

Apartment S2 on the ground floor | House 2 | 48,23 m<sup>2</sup> | private garden | first occupancy

Experience modern living at its finest - just steps from the crystal-clear Adriatic. This exclusive luxury apartment impresses with elegant design, premium features, and one of the best locations on the island of Vir.

#### Highlights:

- 2nd row from the sea: pebble beach & turquoise water just moments away
- Prime location: restaurants, beach bars, and the town center within walking distance
- Private garden (53,80 m<sup>2</sup>): your personal retreat
- Sunny terrace with breathtaking sea view - enjoy every day to the fullest

#### Features and Comfort:

- High-quality new construction with excellent thermal and sound insulation
- Triple-glazed aluminum windows, electric blinds, mosquito screens
- Stylish laminate flooring and large designer tiles
- Designer bathroom with walk-in shower, branded fittings & WiFi-controlled underfloor heating
- State-of-the-art Samsung Windfree air conditioning & smart water heater
- Innovative electrical installation, touch switches, internet & TV in every room
- Private parking directly at the house with charging point for electric cars

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Layout:

- 1 bedroom
- Bathroom
- Storage room
- Open-plan living/dining area with high-end kitchen and access to the terrace with sea view

The apartments will be connected to the public water and sewage system.

Sales price: €288,000 plus brokerage commission of 3.75% (incl. VAT)

Viewings and Further Information:

Property viewings are possible at any time after signing the brokerage agreement.

We offer full support throughout the purchase process and for all administrative procedures – in German and Croatian.

Location details are provided exclusively to registered clients.

Not the right property for you?

Contact us – we will find the perfect property for you!