ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071







Apartment S1
mit privatem Garten

Größe: 46,73 m²
Zimmer: 2

Code :	09416
Location :	Vir
Building size :	46 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 298.000 €

Luxury Apartment on Vir – Exclusive Location and Sea View, Just 100m to the Beach
Apartment S1 on the ground floor | House 2 | 46.73 m² | 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 (16.60 m²): 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

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

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: €298,000 + commission

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!