

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Apartment S4 mit Dachterasse

Größe: 151,5 m²

Zimmer: 4

Code :	09453
Location :	Vir
Building size :	147 m2
Garden size :	0.00 m2
Floor :	2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 750.000 €

Vir – Apartment S4 – Elegance with Panoramic Sea View and Private Rooftop Terrace

House 2 | 2nd Floor + Rooftop Terrace | 151.50 m² Living Area | 2 Parking Spaces | First Occupancy

In one of the most sought-after locations on the island of Vir, this exceptional apartment awaits you, featuring clear architecture, thoughtful floor plan, and high-quality details. The expansive sea view, a private rooftop terrace, and a generous living area create a stylish atmosphere – peaceful, bright, and truly representative.

Location and Highlights:

- Just 100 m from the sea and pebble beach
- Central yet quiet location – restaurants, shops, beach bars, and ice cream parlor all within walking distance
- Spacious terrace with unobstructed sea view
- Private rooftop terrace – sunshine all day, ideal for relaxation
- Two private parking spaces at the house, with e-charging station
- First occupancy – high-quality construction, ready to move in

Features and Comfort:

- Solid construction with excellent thermal and sound insulation
- Triple-glazed aluminum windows, electric shutters, insect screens
- Elegant laminate flooring, large designer tiles
- Two stylish bathrooms with walk-in shower, branded fixtures & WiFi underfloor heating
- Samsung Windfree air conditioning
- Smart home technology: touch switches, internet & TV connections in all rooms
- Connected to public water and sewage system

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

- 3 bedrooms
- 2 bathrooms
- Hallway
- Storage room
- Open-plan living/dining area with modern kitchen
- Terrace with sea view
- Private rooftop terrace - directly accessible from the living area

Price:

€725,000 + 3.75% agency commission (incl. VAT)

Viewing and Support:

- Private viewings available after signing the viewing agreement
- Personal, bilingual support (German & Croatian)
- Comprehensive assistance: purchase contract, notary, authorities, handover

Viewings and further information:

Viewings are possible at any time after signing the brokerage agreement.

We provide full support throughout the purchase process and for all administrative procedures - in English and Croatian.

Location details available exclusively for registered clients.

Not the right property for you?

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

<https://istria-adria.com/>