ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	09454
Location :	Vir
Building size :	151 m2
Garden size :	0.00 m2
Floor :	1
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 : 725.000 €

Apartment S3 – Elegance, Panoramic Sea View and Private Rooftop Terrace
House 2 | 1st Floor plus Rooftop Terrace | 151.50 m² Living Space | 2 Parking Spaces | New Build

In one of the most desirable locations on the island of Vir, this exceptional apartment awaits you, combining modern architecture, a thoughtful layout, and high-quality materials. Direct sea view, a private rooftop terrace, and spacious interiors offer a unique combination of comfort, privacy, and quality.

Location and Highlights:
– In the immediate vicinity of the sea – approx. 100 m to the pebble beach with crystal-clear water
– Central yet quiet location – restaurants, shops, and the town center are within walking distance
– Spacious terrace with panoramic sea views
– Private rooftop terrace – ideal for sunbathing, relaxing, or evening moments
– Two private parking spaces next to the building, including a charging point for electric vehicles
– New build – high-quality execution, ready to move in immediately

Features:
– Solid construction with excellent thermal and sound insulation
– Triple-glazed aluminum windows, electric blinds, and insect screens
– High-quality laminate in the living areas, large-format ceramic tiles in the bathrooms and kitchen
– Two elegant bathrooms with walk-in showers, quality sanitary equipment, and WiFi underfloor heating
– Samsung WindFree air conditioning – efficient and quiet

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– Smart home: touch-sensitive switches, internet and TV connections in all rooms
– Connected to public water and sewage system

Room layout:
– 3 bedrooms
– 2 bathrooms
– Hallway
– Storage room
– Living and dining area with modern kitchen
– Terrace with sea view
– Private rooftop terrace – direct access from the apartment

Price:
€725,000 plus 3.75% agency commission (incl. VAT)

Viewings and Consultation:
– Viewings possible by prior arrangement and after signing a brokerage agreement
– Personal consultation in English, German, or Croatian
– Comprehensive support throughout the entire purchase process
– from the first viewing to the handover

Viewings and Further Information:
A viewing of the property is possible at any time after signing the brokerage agreement.
We offer comprehensive support during the purchase and with all official procedures – in English and Croatian.

Location details are provided exclusively to registered clients.

Not the right property? Contact us – we will find the perfect property for you!
https://istria-adria.com/