

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	09454
<b>Location :</b>	Vir
<b>Building size :</b>	151 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price :** 725.000 €

Apartment S3 - Elegance, Panoramic Sea View and Private Rooftop Terrace  
House 2 | 1st Floor plus Rooftop Terrace | 151.50 m<sup>2</sup> 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/>