ISTRIA ADRIA
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Code :	09501
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 €

Luxury Apartment on Vir – Exclusive Location and Panoramic Sea View, only 100 m from the Pebble Beach

Apartment S4 on the 2nd floor | Building III | 147.37 m² living space | private rooftop terrace 47.45 m² with panoramic sea view | 2 parking spaces | New build

Experience premium living at its finest – just a few steps from the crystal-clear sea. This exclusive luxury apartment impresses with modern design, high-end features, and one of the most sought-after locations on the island of Vir.

Highlights at a Glance:
– Second row from the sea: pebble beach and turquoise water just a stone's throw away
– Central location: restaurants, beach bars, and the town center within walking distance
– Private rooftop terrace (47.45 m²) with unobstructed panoramic sea view
– Spacious living area (147.37 m²) and two private parking spaces
– Sunny terrace for everyday relaxation and enjoyment

Features and Comfort:
– New build with excellent thermal and sound insulation
– Triple-glazed aluminum windows, electric shutters, insect screens
– High-quality laminate flooring and large designer tiles
– Designer bathrooms with walk-in showers, premium fixtures, and WiFi underfloor heating
– State-of-the-art Samsung Windfree air conditioning and smart water heater
– Innovative electrical installation, touch switches, internet and TV connections in all rooms

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– Two private parking spaces directly at the building with charging facility for electric cars

Layout:
– 3 bedrooms
– 2 bathrooms
– Storage room
– Open-plan living and dining area with high-quality kitchen and access to the terrace with sea view
– Exclusive rooftop terrace with panoramic sea view

The apartment is connected to the public water and sewage system.

Purchase price: €750,000 plus 3.75% agency commission (incl. VAT)

Viewings and Further Information:
Viewings are possible at any time after signing the brokerage agreement.
We offer comprehensive support throughout the purchase process and for all administrative matters – in English and Croatian.

Location details are available exclusively to registered clients.

Not the right property?
Contact us – we will find the perfect property for you!

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