

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09501
Location :	Vir
Building size :	147 m ²
Garden size :	0.00 m ²
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!

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