

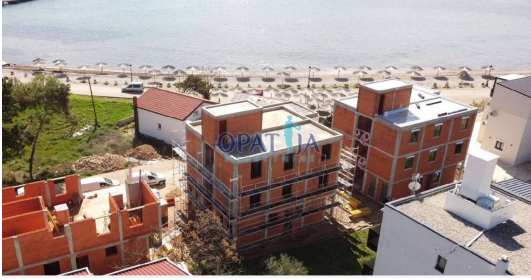
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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### Apartment S3 mit Dachterasse

Größe: 147,37 m<sup>2</sup>

Zimmer: 4

<b>Code :</b>	09502
<b>Location :</b>	Vir
<b>Building size :</b>	147 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<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 €

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

Apartment S3 on the 1st floor | Building III | 147.37 m<sup>2</sup> living space | private rooftop terrace 47.45 m<sup>2</sup> with panoramic sea view | 2 parking spaces | First occupancy

Experience premium living at its best - 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 nearby
- Central location: restaurants, beach bars, and the town center are within walking distance
- Private rooftop terrace (47.45 m<sup>2</sup>) with unobstructed panoramic sea view
- Generous living space (147.37 m<sup>2</sup>) and two private parking spaces
- Sunny terrace for relaxation and enjoyment every day

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, branded fittings, and WiFi underfloor heating
- State-of-the-art Samsung Windfree air conditioning and smart water heater
- Innovative electrical installation, touch switches, internet and

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TV connections in all rooms

- Two private parking spaces directly at the building with charging facilities 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: €725,000 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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