

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Apartment S2 mit privatem Garten

Größe: 47,27 m²

Zimmer: 2



Code :	09503
Location :	Vir
Building size :	47 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 288.000 €

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

Apartment S2 on the ground floor | Building 3 | 47.27 m² living space | private garden 52.70 m² | First occupancy

Experience modern living at the highest level - just steps from the crystal-clear sea. This exclusive luxury apartment impresses with its elegant design, high-quality finishes, and one of the best locations on the island of Vir.

Highlights at a Glance:

- Second row from the sea: pebble beach and turquoise water just a short walk away
- Central location: restaurants, beach bars, and the town center are all within walking distance
- Private garden (52.70 m²): your personal oasis for relaxation
- Sunny terrace with unobstructed sea view - enjoy and unwind every day

Equipment and Comfort:

- New construction with excellent thermal and sound insulation
- Triple-glazed aluminum windows, electric shutters, insect screens
- High-quality laminate flooring and large designer tiles
- Designer bathroom with walk-in shower, branded fittings, and WiFi underfloor heating
- Modern Samsung Windfree air conditioning and smart water heater
- Innovative electrical installation, touch switches, internet and TV connections in all rooms
- Private parking space directly at the building, with charging option for electric cars

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Layout:

- 1 bedroom
- Bathroom
- Storage room
- Open-plan living/dining area with modern kitchen and access to the terrace with unobstructed sea view

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

Purchase price: €288,000 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/>