ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071





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

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

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/