

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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### Apartment S1 mit privatem Garten

Größe: 48,97 m<sup>2</sup>

Zimmer: 2

|                        |               |
|------------------------|---------------|
| Code :                 | 09504         |
| Location :             | Vir           |
| Building size :        | 48 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 : 298.000 €

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

Apartment S1 on the ground floor | House 3 | 48.97 m<sup>2</sup> living space | private garden 14.30 m<sup>2</sup> | First occupancy

Located in one of Vir's most sought-after locations, this high-quality apartment features a well-designed layout, modern fittings, and timeless elegance. Just a few steps from the sea, this property offers the perfect balance of privacy, comfort, and sophisticated ambiance.

Your advantages at a glance:

- Second row from the sea: pebble beach and turquoise water just a short walk away
- Central yet quiet location: restaurants, beach bars, and the center all within walking distance
- Private garden (14.30 m<sup>2</sup>): your personal space for relaxing outdoors
- Sunny terrace with sea view

Equipment 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 bathroom with walk-in shower, premium fixtures, and WiFi underfloor heating
- Modern Samsung Windfree air conditioning, smart water heater
- Innovative electrical installation, touch switches, internet and TV connections in all rooms
- Private parking space directly at the house, with electric car charging connection

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Layout:

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

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

Purchase price: €298,000 + agency commission

Viewings and further information:

Viewings are possible at any time after signing the brokerage agreement.

We offer comprehensive support throughout the entire purchase process and for all administrative procedures – in English and Croatian.

Location details are provided exclusively to registered clients.

Not the right property for you?

Contact us – we will find the perfect property for you!

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