ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Apartment S1
mit privatem Garten

Größe: 48,97 m²
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 m² living space | private garden 14.30 m² | 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 m²): 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/