

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

Größe: 79,96 m²

Zimmer: 3

Code :	09520
Location :	Vir
Building size :	79 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 516.000 €

Exclusive Garden Apartment - First Row to the Sea - South Facing
- Island of Vir

Apartment S1 in Building 1 is a rare find: top-quality construction, unobstructed sea views, and a prime location directly on the waterfront, just steps from the town center.

Key Highlights

- First row to the sea - south-facing
- Stunning sea views from the terrace and private garden
- 2 bedrooms, designer bathroom, storage room, open-plan living and dining area
- 42.40 m² private garden with spacious terrace
- 1 private parking space with EV charging station

Features and Construction Quality (Overview)

- Solid construction with premium sound and thermal insulation
- Triple-glazed aluminum windows, electric shutters, mosquito screens
- Swiss Krono wide-plank flooring and large-format designer tiles
- Designer bathroom with walk-in shower and branded fittings
- Samsung Windfree air conditioning, underfloor heating in bathroom and kitchen
- Smart home system with touch panels and automated shutters
- TV and internet connections in all living and sleeping areas
- High-end outdoor finishes with ambient lighting and pre-installation for jacuzzi

Sales Price 516,000 euros plus 3.75% agency commission (VAT included)

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Viewings and Services

- Viewings available anytime by appointment
- Viewings only possible with a signed brokerage agreement (in accordance with data protection and real estate laws)
- Personalized assistance in German and Croatian
- Full support throughout the purchase process, including administrative procedures

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