ISTRIA ADRIA
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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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