ISTRIA ADRIA
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Code :	09526
Location :	Vir
Building size :	168 m2
Garden size :	0.00 m2
Floor :	2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 829.000 €

Exclusive Apartment with Large Roof Terrace and Impressive Panorama Sea View – South Side – Island Vir

Apartment S4 in Building 2 offers 168.56 m² of premium living space combined with a spacious roof terrace of 55.26 m². The property stands out with unobstructed, spectacular panoramic sea views and an ideal south-facing orientation.

Key Features:
– Spacious living room, dining area, and kitchen covering 43.34 m²
– Two terraces of 19.30 m² and 5.25 m² for additional outdoor living space
– Exclusive roof terrace of 55.26 m² – perfect for private relaxation and gatherings with sea views
– Two private parking spaces with electric vehicle chargers – for comfort and sustainability

Features and Quality:
– Solid construction with high-quality sound and thermal insulation for superior living comfort
– Triple-glazed aluminum windows with electric shutters and mosquito nets
– High-quality Swiss Krono wide plank parquet and large-format designer tiles
– Modern bathrooms equipped with walk-in showers and premium fittings
– Underfloor heating in bathroom and kitchen plus Samsung Windfree air conditioning
– Smart home control system with touch switches and automatic shutters
– TV and internet connections in all living and sleeping rooms
– Outdoor areas with ambient lighting and whirlpool preparation

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Sale Price:
829,000 Euros plus 3.75% agency commission including VAT

Viewing and Services:
– Viewings available by appointment
– Viewings conducted with a signed agency contract (data protection and broker law compliance)
– Personal support in German and Croatian
– Comprehensive assistance with purchase process and official procedures

More Offers:
– Discover more exclusive properties at https://istria-adria.com
Contact us directly – we are happy to help you find your dream home.