

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09527
Location :	Vir
Building size :	50 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 : 320.000 €

Exclusive Apartment with Private Garden and Unrivalled Sea View
- South Side - Island Vir

Apartment S2 in Building 2, ground floor, stands out with top-quality construction and a stunning location right by the sea - just a few steps from shops and restaurants. Enjoy peace, freedom, and the special feeling of being close to the sea.

Highlights at a Glance

- Directly by the sea - south side
- Unobstructed, breathtaking sea view from terrace and private garden
- 50.31 m² net living space
- 39.30 m² private garden - your personal outdoor retreat
- 1 private parking space with electric charging station

Features and Build Quality (Excerpt)

- Solid construction with high-quality sound and thermal insulation for maximum comfort
- Triple-glazed aluminum windows with electric shutters and mosquito nets
- Elegant Swiss Krono wide plank parquet and large-format designer tiles
- Modern designer bathroom with walk-in shower and premium fittings
- Samsung Windfree air conditioning and underfloor heating in bathroom and kitchen
- Smart home control system with touch switches and automatic shutters
- TV and internet connection in all living and sleeping rooms
- Outdoor areas with ambient lighting and whirlpool preparation

Sale Price

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320,000 Euros plus 3.75% agency commission including VAT

Viewing and Service

- Viewings on site are possible at any time by appointment
- Viewings require a signed agency contract (data protection and broker law)
- Personal support in German and Croatian
- Full assistance with purchase process and official procedures

Not the right property?

- Find more exclusive real estate offers at <https://istria-adria.com/>
- Or contact us directly - we will help you find your dream property.