ISTRIA ADRIA
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Apartment S1
mit privatem Garten

Größe: 53,91 m²
Zimmer: 2



Code :	09528
Location :	Vir
Building size :	53 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 : 350.000 €

Exclusive Apartment with Private Garden and Unrivaled Sea View – South Side – Island Vir

Apartment S1 in Building 2, ground floor, combines top-quality construction with a stunning location right by the sea – just a few steps from shops and restaurants. Here, you can 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
– 1 cozy bedroom, 1 stylish designer bathroom, practical storage room
– Open living and dining area, perfect for relaxing and socializing
– 53.91 m² thoughtfully designed living space
– 15.60 m² sunny terrace
– 58 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

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– TV and internet connection in all living and sleeping rooms
– Outdoor areas with ambient lighting and whirlpool preparation

Sale Price
350,000 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.