**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
**e-mail: info@istria-adria.com**
**web: istria-adria.com**
**info: +386 59 200 071**





## Apartment S3
ohne Dachterrasse

Größe: 154,8 m²
Zimmer: 5





| | |
|---|---|
| **Code :** | 09529 |
| **Location :** | Vir |
| **Building size :** | 154 m2 |
| **Garden size :** | 0.00 m2 |
| **Floor :** | 1 |
| **Number of floors :** | 3 |
| **Number of bedrooms :** | 4 |
| **Number of rooms :** | 5 |
| **Number of bathrooms :** | 3 |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | Not specified |
| **Year of construction :** | 2025 |

Price : 1.033.000 €

Exclusive Apartment with Panoramic View in First Sea Row – South Side – Island Vir

Apartment S3 in Building 1, 1st floor, is a true rarity: top-quality construction, unobstructed sea view, and a prime location right by the water, just a few steps from the town center.

Highlights at a Glance
– First row to the sea – south side
– Fantastic panoramic view from terrace and living areas
– 4 bedrooms, 3 designer bathrooms, spacious open living area
– 60 m² living room
– 24.85 m² terrace
– 154.80 m² living space
– 2 private parking spaces with e-charging station

Features and Build Quality (Excerpt)
– Solid construction with high-quality sound and thermal insulation
– Triple-glazed aluminum windows, electric shutters, mosquito nets
– Swiss Krono wide plank parquet and large-format designer tiles
– Designer bathrooms with walk-in showers and branded fittings
– Samsung Windfree air conditioning, underfloor heating in bathroom and kitchen
– Smart-home control with touch switches and automatic shutters
– TV and internet connection in all living and sleeping rooms
– High-quality outdoor areas with ambient lighting and whirlpool preparation

Sale Price
1,033,000 Euros plus 3.75% agency commission including VAT

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Viewing and Service
– Viewings on site are possible at any time by appointment
– Viewings are possible with 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 find your dream property.