

ISTRIA ADRIA

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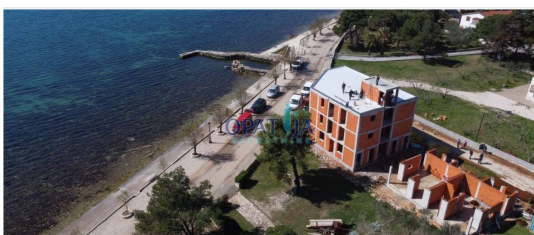
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Apartment S3 ohne Dachterasse

Größe: 154,8 m²

Zimmer: 5



Code :	09529
Location :	Vir
Building size :	154 m ²
Garden size :	0.00 m ²
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.