ISTRIA ADRIA
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Code :	09530
Location :	Vir
Building size :	80 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 450.000 €

Exclusive Garden Apartment – First Row to the Sea, South Side – Vir Island

Apartment S2 in Building 1 is a true rarity: outstanding construction quality, unobstructed sea views, and a prime location directly on the waterfront, just a few steps from the town center.

Key Features at a Glance
– First row to the sea – sun-drenched south side
– Fantastic sea view from terrace and garden
– 2 bedrooms, designer bathroom, storage room, open-plan living and dining area
– 37 m² private garden with spacious terrace
– 1 private parking space with EV charging station
– Net living area: 80.40 m²

Features & Construction Quality (Selection):
– Solid construction with high-quality sound and thermal insulation
– Triple-glazed aluminum windows, electric shutters, insect screens
– Swiss Krono wide-plank parquet and large-format design tiles
– Designer bathroom with walk-in shower and premium fittings
– Samsung Windfree air conditioning, underfloor heating in bathroom and kitchen
– Smart home control, touch panel switches, automated shutters
– TV and internet connection in all living and bedrooms
– High-end outdoor areas with ambient lighting and pre-installation for a whirlpool

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Purchase price: €450,000 + 3.75% agency commission incl. VAT

Viewings & Service
– Viewings on site possible at any time by appointment
– Viewings only with a signed brokerage agreement (in accordance with data protection and real estate law)
– Personal support in English and German
– Comprehensive assistance with purchase process and official paperwork

Not the right property for you?
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