

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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### Apartment S2 mit privatem Garten

Größe: 80,4 m<sup>2</sup>

Zimmer: 3



<b>Code :</b>	09530
<b>Location :</b>	Vir
<b>Building size :</b>	80 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	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 m<sup>2</sup> private garden with spacious terrace
- 1 private parking space with EV charging station
- Net living area: 80.40 m<sup>2</sup>

#### 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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Or contact us directly - we will find your dream property!