

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	09716
Location :	Vir
Building size :	89 m2
Garden size :	0.00 m2
Floor :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 270.000 €

Apartment S3 – New-Build with Roof Terrace, 2nd Floor, 89 m² and Stunning Sea View

Roof terrace: spacious with beautiful sea view Parking: 1 space included + one 7500€ extra.

Completion: End of 2026 Location: Island of Vir, Croatia

Exclusive Living on Vir – Panoramic Sea Views and Modern Design

This high-quality new-build apartment on the 2nd floor offers a premium living experience: spacious interiors, bright rooms, contemporary architecture and a breathtaking rooftop terrace with unobstructed sea views. Perfect for those seeking to combine leisure, investment, and lifestyle.

Key features at a glance:

- Modern new construction – stylish and long-term value
- 2 bedrooms – generously sized, bright, and comfortable
- Open-plan living/dining/kitchen area – direct access to the rooftop terrace
- Large rooftop terrace with fantastic sea views – relax and enjoy the atmosphere
- Bathroom with underfloor heating – year-round comfort
- 1 private parking space – included in the price
- Only approx. 1000 m to the beach and sea – easy walking distance

Price: €270,000 plus 3.75 % brokerage commission incl. VAT

Water supply is currently via cistern, and wastewater disposal via septic tank.

Reserve now!

Secure Apartment S3 today – a true highlight on Vir, ready by the end of 2026.

Contact us for floor plans, more details, or a non-binding

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consultation!

Our service for you

- Property viewings - available anytime by appointment
- German- and Croatian-speaking support - for smooth communication
- Assistance with official procedures - we'll guide you through the process
- Legally secure purchase - transparent, professional, and reliable
- Location details available to registered clients

Viewings are possible after signing a brokerage agreement - in accordance with data protection and real estate brokerage regulations, and to protect the property owners.