

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	09716
<b>Location :</b>	Vir
<b>Building size :</b>	89 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	2
<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>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2026

Price : 270.000 €

Apartment S3 – New-Build with Roof Terrace, 2nd Floor, 89 m<sup>2</sup> 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.

**ISTRIA ADRIA**

**Pot za Brdom 102, 1000 Ljubljana**

**e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)**

**web: [istria-adria.com](http://istria-adria.com)**

**info: +386 59 200 071**

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