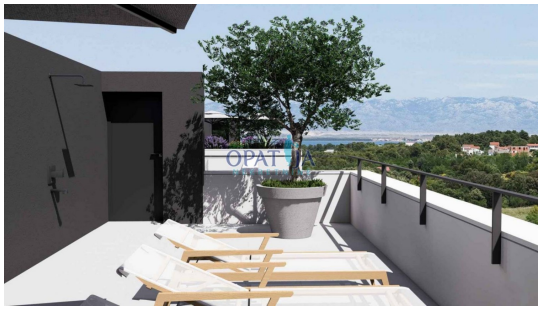
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	09717
Location :	Vir
Building size :	87 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 262.000 €

New-Build Apartment S2 with Roof Terrace on Vir – 2 Bedrooms, Sea View & Beach Proximity
Living area: 112.50 m² Roof terrace: spacious with beautiful sea view Parking: 1 space included
Completion: End of 2026 Location: Island of Vir, Croatia

Your new home on Vir – modern, bright and with sea views
Looking for a contemporary apartment with open sea views, generous space and high-end features? This first-floor new-build apartment offers elegant design, sunlit interiors and a stunning rooftop terrace. Whether you're after a holiday home, investment, or a private escape – here you'll enjoy quality living with a view.

Key features at a glance:
- Modern new-build – ideal for holiday use or rental investment
- 2 bedrooms – bright, comfortable and well laid out
- Open-plan living/dining/kitchen area – direct access to the rooftop terrace
- Large rooftop terrace with sea view – perfect for relaxing and entertaining
- Bathroom with underfloor heating – year-round comfort
- 1 private parking space – included in the price
- Only approx. 1000 m to the sea and beach – walking distance

Price: €262,000 plus 3.75 % brokerage commission incl. VAT

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

Reserve now!
Secure your dream apartment on Vir today – ready for occupancy by the end of 2026.

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

Contact us for floor plans, further details, or a non-binding consultation!

Our service for you
- On-site viewings – available anytime by appointment
- German- and Croatian-speaking support – for smooth communication
- Assistance with official procedures – you're not alone
- Legally secure purchase process – transparent, reliable, and professional
- Location details available for registered clients

Viewings are possible after signing a brokerage agreement – in line with data protection and real estate brokerage regulations and to protect the property owner.