

## Vir, apartman 2S3 kat, krovna terasa južna strana, Vir, Flat



### Seller Info

Name: Predrag Dilenardo-Zamlić  
First Name: Predrag  
Last Name: Dilenardo-Zamlić  
Company Name: Opatija nekretnine  
Service Type: Selling and renting  
Additional Email: predrag@opatijanekretnine.info  
Website: <http://www.opatijanekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
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About us: Agencija OPATIJA

NEKRETNINE licencirana je agencija za promet nekretnina koja posluje u sklopu grupe OPATIJA NEKRETNINE, koju čine dvije licencirane agencije za promet nekretnina, i to:

OPATIJA NEKRETNINE  
j.d.o.o. OPATIJA  
poslovnica Opatija nekretnine  
M.Tita 88/1  
poslovnica Opatija nekretnine  
M.Tita 75  
RIJEKA NEKRETNINE  
j.d.o.o. RIJEKA  
poslovnica Rijeka nekretnine  
Adamićeva 24/2.kat

Sukladno zakonskim uvjetima licencirane agencije posluju te mljem rješenja nadležnog Ministarstva gospodarstva te upisa u registru posrednika u prometu nekretnina pri HGK, te su osigurane od rizika pri

osiguravajućem društvu  
JADRANSKO OSIGURANJE  
d.d.

Članice grupe OPATIJA  
NEKRETNINE su potpisnice  
kodeksa etike u poslovanju  
posrednika u prometu  
nekretnina pri HGK.

Želja nam je postati jedna od  
vodećih grupacija na području  
poslovanja nekretninama na  
području cijele RH. Svoje  
usluge trudimo se pružati po  
najvišim standardima u  
posredovanju prometom  
nekretnina te posebnu pažnju  
poklanjamo svakom klijentu  
bez obzira na obim potrebne  
usluge.

U sklopu agencije posluju  
osobe s položenim stručnim  
ispitom za agenta posredovanja  
u prometu nekretnina pri  
Hrvatskoj Gospodarskoj  
komori.

Naša usluga obuhvaća :

razgledavanje i prezentaciju  
nekretnina,

prikupljanje i provjeru sve  
potrebne dokumentacije za  
sklapanje pravnog posla,

upis vlasništva u zemljišnim  
knjigama,

pravno savjetovanje u svezi  
kupoprodaje nekretnine od  
strane naše pravne službe.

Poslovanje agencija koje djeluju u sklopu grupe OPATIJA NEKRETNINE usklađeno je sa novim Zakonom o posredovanju u prometu nekretnina Republike Hrvatske te posjedujemo licencu za rad.

Reg No.: 56/2015

## Listing details

### Common

Title:	Vir, apartman 2S3 kat, krovna terasa južna strana
Property for:	Sale
Property area:	77 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	7 m <sup>2</sup>
Price:	300,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2025

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Vir
City area:	Vir
ZIP code:	23234

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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## Parking

Number of parking spaces: 2

## Description

Description: Exclusive First-Floor Apartment 62m<sup>2</sup> with Rooftop Terrace in Vir – Only 100 m from the Beach Location: This beautiful apartment is located in one of the best areas of Vir, just 100 meters from the stunning pebble beach and close to the town center, accessible on foot in just a few minutes. The south-facing property combines tranquility with convenience. The apartment features an entrance hallway, two spacious bedrooms, a modern bathroom, and a large, bright living area with an open kitchen and dining area, leading to a covered terrace. Apartment 2 S3: Living Area: 62 m<sup>2</sup> Rooftop Terrace: 63 m<sup>2</sup> – perfect for relaxing evenings or as a private retreat Terrace: 12,50 m<sup>2</sup> Private Garden: 7,50 m<sup>2</sup> Parking Spaces: 2 Amenities: Air Conditioning in each room for maximum comfort Underfloor heating in the bathroom with Wi-Fi control Electric shutters and mosquito screens on all windows Premium bathroom fittings from renowned brands such as Grohe, Laufen, Kolpa, and Aquastil Expected Completion: Early 2025. The apartments have city water and connection to the public sewerage system. These exclusive apartments provide everything you need for a luxurious and comfortable seaside lifestyle. With a rooftop terrace offering sea views, this apartment in one of Vir's most desirable locations is the perfect choice for your dream home in Croatia! For more information or to schedule a viewing, feel free to contact us. Additional exclusive property listings can be found on our website: [mydalmacia.de](http://mydalmacia.de) Sale Price: 300,000 € + 3.75% agency fee (including VAT). Viewings and Additional Information: Property viewings are available anytime upon signing the agency agreement. We offer full support during the purchase process in both German and Croatian. Take advantage of this opportunity and secure an exclusive property on the Croatian coast! Detailed location information is available only for registered clients. Important Note: Viewings are only possible after signing the agency agreement to protect the owner's privacy and comply with the Data Protection Act and Real Estate Agency Act. Contact us for personalized advice! ID CODE: 2300-10890

## Additional contact info

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Agency ref id: 2300-10890  
Contact phone: 0049 170 4837024