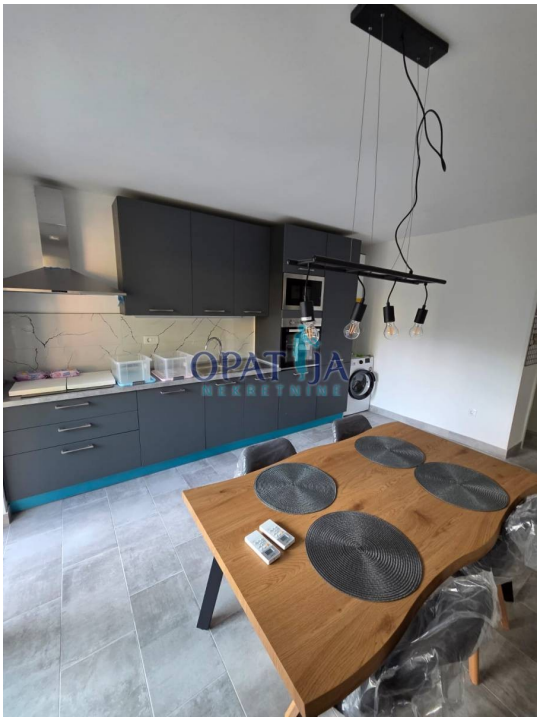
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	10112
Location :	Rijeka
Building size :	55 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	5
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 281.000 €

Donja Vežica – Elegantly Renovated Apartment with Sea View and Prime Location! Exclusive through our agency Looking for a functional, bright, and modernly designed space in the heart of the city? This first-floor apartment, with a total area of 54.74 m², is the perfect opportunity for uncompromised living—whether you're young, 50+, a student, or a professional.
The apartment includes:
Two comfortable rooms
-Kitchen, bathroom with toilet, and hallway
-South-facing loggia
-Dedicated workspace – ideal for a home office
-Storage room in the basement
Atmosphere and building features:
-Building surrounded by greenery – peace and quiet in an urban setting
-New roof + freshly painted shared hallway
-Plenty of natural light thanks to excellent orientation
-Technical upgrades and advantages:
-Carefully renovated with modern details
-Professionally installed electrical system with well-planned outlet layout for maximum functionality
-Three quality inverter air conditioners
-Excellent thermal and sound insulation (5 cm Styrofoam on the north side)
-New electrical and plumbing systems with individual meters
Extremely low utility costs
perfect location:
-10-minute walk to Trsat Campus and Sušak Hospital
-Close to Tower Center Rijeka – shopping, playgrounds, restaurants, and CineStar cinema
-Near marketplace, schools, kindergarten, university, shops, taverns, pizzerias, and seafood restaurants
-Just 700 m from the sea and a well-maintained beach

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-Panoramic views of the sea, islands, and mountains
Ideal for:
Permanent residence, active and peaceful lifestyle;Investment for tourist rental Despite being in the center of Donja Vežica, the building is nestled among trees and green areas, offering a suburban-like peace far from the city bustle. Perfect for anyone who values comfort, accessibility, and a quality lifestyle.For more information, call our agent Gordana Rabak +385 92 3845 410 | gordana