

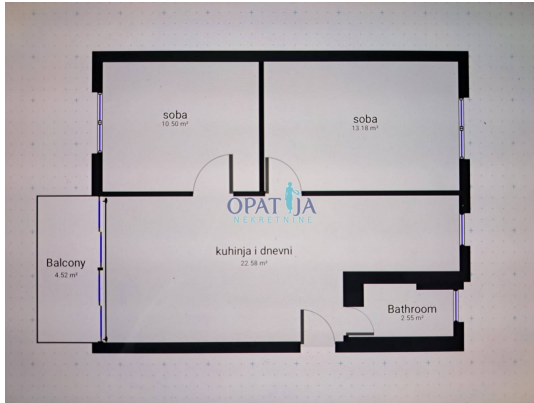
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10113
<b>Location :</b>	Rijeka
<b>Building size :</b>	49 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	4
<b>Number of floors :</b>	5
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	a

**Price :** 239.000 €

Perfect Apartment in the Heart of Donja Vežica, RIJEKA - Loggia + Storage Room, Parking Next to the Building

We present an excellent property located in the very center of Donja Vežica, ideal for families, young professionals, students, or anyone seeking a quality living space or a smart investment opportunity.

Apartment Features:

- Two comfortable bedrooms; - Living room with a kitchen;- Bathroom and separate toilet;- Spacious loggia that creates a feeling of openness (total surface: 49.96 m²)
- Dedicated storage room for added convenience
- Parking located just next to the building

Renovation & Technical Highlights: Fully renovated with new electrical and plumbing installations; Freshly restored walls with additional sound insulation; Excellent thermal insulation on the northern wall (5 cm styrofoam); Individual electric meter located in the hallway and private water meter.

One air conditioning unit currently installed, with pre-installed wiring and outlets for additional units

Low Monthly Costs - only up to €40/month, including heating, cooking, and use of washing appliances

Location Perks: Walking distance to the marketplace, shops, schools, kindergartens, universities; Location Highlights: The sea is only 700 meters away, offering easy access to coastal relaxation and recreation. The new Sušak hospital is just a 10-minute walk from the apartment, as is the Trsat University Campus - ideal for students, healthcare professionals, or anyone seeking convenience; Easy access to the bypass road, connecting to Zagreb, Pula, Slovenia, Dalmatia and the islands; Nearby Tower Center Rijeka, a modern shopping hub with top-brand stores, family entertainment options, and CineStar cinema; Surrounded by local taverns offering traditional food and popular pizzerias for relaxed meals and social gatherings

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A fantastic choice for permanent residence, a holiday retreat, or a tourist rental. The perfect blend of comfort, accessibility, and functionality in one of Rijeka's most sought-after neighborhoods. For more information, contact the agent: Gordana Rabak at