

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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stan 2.1



| | |
|-------------------------------|---------------------|
| Code : | 10242 |
| Location : | Rijeka |
| Building size : | 133 m ² |
| Garden size : | 0.00 m ² |
| Distance from sea : | 1000 m |
| Floor : | Ground floor |
| Number of floors : | 4 |
| Number of bedrooms : | 3 |
| Number of rooms : | 4 |
| Number of bathrooms : | 1 |
| Number of toilets : | 1 |
| Garage : | Yes |
| Elevator : | Yes |
| Air conditioning : | Yes |
| Energy efficiency : | Not specified |
| Year of construction : | 2024 |

Price : price on request €

English - LUXURY 3-BEDROOM APARTMENT WITH LIVING ROOM - GROUND FLOOR, ZAMET

We present a spacious and modernly designed apartment in a luxury new development, located between Opatija and Rijeka. The building is situated in a quiet part of Zamet, close to all essential amenities but far enough from city noise.

APARTMENT DETAILS (Unit 2.0):

- ✓ Total area: 133.51 m²
- ✓ Terrace: 39.16 m² with stunning sea view
- ✓ 3 bedrooms
- ✓ Bathroom + separate toilet
- ✓ Kitchen, living room, hallway, storage
- ✓ 2 garage parking spaces
- ✓ Storage room: 1.19 m²

EXCELLENT LOCATION:

- ✓ Close to the sea (1000 m), sports facilities, school, kindergarten, shops, and public transport
- ✓ Fast access to Rijeka and Opatija (15 minutes drive)
- ✓ Elevated position with panoramic views of Kvarner Bay and the island of Krk

TOP-QUALITY CONSTRUCTION & EQUIPMENT:

| prostorija | korisna površina | | koef. | obračunska površina | |
|------------|------------------|----------------|-------|---------------------|----------------|
| db | 23,88 | m ² | 1 | 23,88 | m ² |
| hodnik | 7,21 | m ² | 1 | 7,21 | m ² |
| hodnik | 3,85 | m ² | 1 | 3,85 | m ² |
| kuhinja | 6,03 | m ² | 1 | 6,03 | m ² |
| kupaonica | 3,91 | m ² | 1 | 3,91 | m ² |
| soba 1 | 12,87 | m ² | 1 | 12,87 | m ² |
| soba 2 | 10,76 | m ² | 1 | 10,76 | m ² |
| soba 3 | 11,67 | m ² | 1 | 11,67 | m ² |
| wc | 2,51 | m ² | 1 | 2,51 | m ² |
| | 82,69 | m ² | | 82,69 | m ² |
| lođa | 23,96 | m ² | 0,75 | 17,97 | m ² |
| | 23,96 | m ² | | 17,97 | m ² |
| SP37 | 2,37 | m ² | 0,5 | 1,19 | m ² |
| | 2,37 | m ² | | 1,19 | m ² |
| GM67 | 14,00 | m ² | 0,5 | 7,00 | m ² |
| GM66 | 14,18 | m ² | 0,5 | 7,09 | m ² |
| | 28,18 | m ² | | 14,09 | m ² |
| stan 2.1 | 137,20 | m ² | | 115,94 | m ² |

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- ✓ Energy class A+ - nearly zero-energy building
- ✓ Underfloor heating and cooling via hybrid DAIKIN ALTHERMA heat pump
- ✓ Superior insulation and facade - ETICS system with mineral wool + ventilated facade
- ✓ Aluminum windows by WICONA with triple glazing and sliding shutters
- ✓ Italian ceramic tiles and triple-layer parquet flooring
- ✓ Fast fiber-optic internet connection (FTTH)
- ✓ Security - fire protection, video surveillance, motion-sensor lighting in common areas

The building consists of 40 apartments and 4 commercial units across 5 floors, with an underground garage and landscaped green areas.

This apartment offers an outstanding combination of luxury, comfort, and a prime location.

For more information or to arrange a viewing, contact the agent directly.