

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11398
<b>Location :</b>	Viškovo
<b>Building size :</b>	77 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price :** 200.000 €

### VIŠKOVO - SARŠONI

A modern apartment for sale in a high-quality new building, located in the quiet, green surroundings of Saršoni (Viškovo) – ideal for family living or peaceful residence near the city.

The apartment S4 is located on the ground floor of a newly constructed building and has 77.75 m<sup>2</sup>.

It consists of:

- two bedrooms,
- a spacious living room with kitchen and dining area,
- a bathroom,
- an additional storage room.

The apartment offers a high level of comfort and A+ energy efficiency, ensuring low maintenance costs throughout the year. It is equipped with a heat pump with underfloor heating, and an air-conditioning unit is installed in the living room.

The price includes:

- one outdoor parking space,
- a 2 m<sup>2</sup> storage room

Buyers can choose between several types of ceramic tiles and sanitary equipment, allowing the personalisation of the space.

A major advantage is the reliable investor with many years of experience, guaranteeing quality and security of purchase.

The location provides a peaceful environment with excellent connections to Rijeka and nearby towns. Ideal for buyers looking for a modern, energy-efficient and functional home.

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Project timeline:

-Completion of construction: 12/2026

-Sale on a "turnkey" basis

-The buyer does not pay property transfer tax

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