

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11732
<b>Location :</b>	Rijeka
<b>Building size :</b>	96 m2
<b>Lot size :</b>	65 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

Price : 670.000 €

Exclusive apartment on the 2nd floor - Your dream home by the sea and forest

This premium residential property combines outstanding style, contemporary design and a unique location with a breathtaking view of the Kvarner Bay, the islands of Cres and Krk, and a beautiful pine forest. Ideal for those seeking peace, luxury, and privacy.

Apartment 3 on the second floor of the villa represents the pinnacle of luxury, elegance, and practicality.

With a total of 96.25 m<sup>2</sup> of interior space, 65.15 m<sup>2</sup> of outdoor space and an impressive rooftop terrace of 79.96 m<sup>2</sup>, this apartment offers an exclusive ambiance and an unforgettable high-level living experience.

What makes this apartment especially unique is the spacious rooftop terrace offering a spectacular view of the entire Kvarner Bay - perfect for relaxing, sunbathing or entertaining friends.

The apartment consists of:

- Kitchen, dining area and living room
- Pantry
- Bathroom
- Three spacious bedrooms, including a master bedroom with en-suite bathroom
- Heated pool of 17.76 m<sup>2</sup> with counter-current swimming
- Three parking spaces (two covered) and a charger for electric vehicles

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Building - villa with 3 exclusive apartments:

- Each apartment is located on a separate floor and offers maximum privacy
- Possibility of individual interior design
- A total of 9 parking spaces and 3 chargers for electric vehicles

Energy efficiency:

- Thermal facade and underfloor heating for comfortable warmth throughout the year
- Heat pump with hot water tank
- A+++ cooling with advanced technology (1 outdoor and 4 indoor units)
- Individual temperature control in each room
- High-quality carpentry from renowned manufacturers for excellent thermal and sound insulation

This apartment is the perfect combination of luxury, nature and functionality - ideal for living, vacation or investment.

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