ISTRIA ADRIA
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Code :	11733
Location :	Rijeka
Building size :	95 m2
Lot size :	274 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 670.000 €

Exclusive ground floor apartment – Your dream home by the sea and forest
This premium residential property combines exceptional style, contemporary design and a unique location with stunning views of the Kvarner Bay, the islands of Cres and Krk, and a beautiful pine forest. Ideal for those seeking peace, luxury and privacy.

Apartment 1 – ground floor:

-Interior space of 95.71 m², elegantly and functionally designed
-Garden of 274.27 m² with pergolas and greenery offers privacy and space for enjoyment
-Spacious terrace with glass railings provides unobstructed view
-Private heated pool of 24.00 m² with counter-current swimming
-Layout: kitchen, dining room and living room, pantry, bathroom, three bedrooms (including master with en-suite bathroom)
-Three parking spaces (two covered) and a charger for electric vehicles

Building – villa with 3 exclusive apartments:

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

Energy efficiency:

-Thermal façade and underfloor heating for pleasant warmth throughout the year

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-Heat pump with hot water tank
-A+++ cooling using advanced technology (1 outdoor and 4 indoor units)
-Individual room temperature control
-High-quality carpentry from renowned manufacturers for excellent thermal and sound insulation

This apartment represents 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.