

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11754
<b>Location :</b>	Rijeka
<b>Building size :</b>	119 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	2
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Garage :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : price on request €

### LUXURY 3-BEDROOM + LIVING ROOM APARTMENT ON THE SECOND 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, yet far enough from city noise.

#### APARTMENT DETAILS 2.2:

- ✓ Total area: 119.39 m<sup>2</sup>
- ✓ Loggia: 21.43 m<sup>2</sup> with a stunning sea view
- ✓ 3 bedrooms
- ✓ Bathroom + separate WC
- ✓ Kitchen, living room, hallway, storage room, and walk-in wardrobe
- ✓ 2 garage parking spaces
- ✓ Storage room: 1.18 m<sup>2</sup>

#### EXCELLENT LOCATION:

- ✓ Close to the sea (1,000 m), sports facilities, school, kindergarten, shops, and public transport
- ✓ Fast connection to Rijeka and Opatija (15-minute drive)
- ✓ Elevated position with panoramic views of Kvarner Bay and Krk Island

#### TOP-QUALITY CONSTRUCTION AND EQUIPMENT:



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- ✓ Energy class A+ - nearly zero-energy building
- ✓ Underfloor heating and cooling via hybrid DAIKIN ALTHERMA heat pump
- ✓ Premium insulation and façade - ETICS system with mineral wool + ventilated façade
- ✓ WICONA aluminum joinery with triple-glazed windows and sliding shutters
- ✓ Floors made of Italian ceramic tiles and three-layer parquet
- ✓ High-speed optical internet connection (FTTH)
- ✓ Security features - fire protection, video surveillance, sensor lighting in common areas

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

This apartment offers an exceptional combination of luxury, comfort, and an ideal location.

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