

ISTRIA ADRIA

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Code :	16114
Location :	Viškovo
Building size :	105 m ²
Garden size :	0.00 m ²
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	a
Year of construction :	2020

Price : 460.000 €

Marinići – Luxuriously Appointed Apartment, 105 m², 3 Bedrooms + Living Room, Terrace, Panoramic Views and Two Parking Spaces

In a peaceful and pleasant part of Marinići a spacious and exceptionally well-equipped apartment of 105 m² is offered for sale. It is located on the second floor of a modern residential building constructed in 2020. The building comprises only six apartments, providing additional privacy and tranquillity, while the centre of Rijeka is approximately a ten-minute drive away.

The apartment stands out for its high-quality construction, carefully selected materials and fittings, and functional layout. With its southern orientation, it enjoys plenty of natural light throughout the day, while the balcony and spacious covered terrace offer beautiful panoramic views of the surrounding landscape, greenery and sea.

The living area comprises a spacious living room with a wood-burning fireplace, connected to the dining area and a modern kitchen equipped with built-in Bosch appliances. A practical pantry is located next to the kitchen, while the separate sleeping area consists of three spacious bedrooms and two modern bathrooms. One of the bedrooms has access to a balcony, while the living room opens directly onto a large covered terrace, creating a pleasant extension of the interior living space and an ideal setting for relaxation and outdoor enjoyment.

Particular attention has been paid to the heating and cooling systems and energy efficiency. The apartment features underfloor heating powered by a Panasonic heat pump, while Vaillant fan coil units are installed in every room for heating and

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cooling. Individual thermostats allow independent temperature control in each room. A wood-burning fireplace in the living room provides additional warmth and a cosy atmosphere during the colder months.

The quality of the fittings is further reflected in the aluminium exterior windows and doors with aluminium shutters and triple-glazed Low-E glass offering excellent thermal and acoustic insulation, Inotherm security aluminium entrance doors, solid oak interior doors and three-layer oak parquet flooring. The apartment is equipped with video surveillance and a video intercom system, and preparations have been made for the installation of solar panels. High-quality thermal insulation and carefully executed construction and finishing works further contribute to the property's comfort and durability.

The apartment includes two covered parking spaces and a large storage room in the basement of the building. Residents also have access to a spacious communal garden.

The location offers an attractive combination of peaceful family living and convenient connections to Rijeka and nearby amenities. The smaller residential building, southern orientation and open panoramic views are additional advantages of this property.

Designed and equipped with particular attention to quality, functionality and everyday comfort, this apartment is an excellent choice for buyers seeking a spacious, modern and high-quality home without the need for additional investment.

Thanks to its quality construction, extensive equipment, spacious terrace and peaceful location close to Rijeka, this property offers a high level of comfort and an enjoyable environment for year-round living.