

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	16166
Location :	Rijeka
Building size :	56 m2
Garden size :	0.00 m2
Floor :	4
Number of floors :	5
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	a
Year of adaptation :	2023

Price : 236.000 €

Located in the sought-after Podmurvice area of Rijeka, close to all amenities needed for comfortable everyday living, this functional and well-maintained 56 m² apartment is an excellent opportunity for living, long-term rental, or investment.

The apartment is situated on the fourth floor of a residential building and consists of a bedroom, living room, kitchen with dining area, bathroom, hallway, and balcony. Thanks to its well-organized layout, the apartment offers a pleasant sense of space and functionality. The living room currently includes an additional bed, providing extra flexibility and accommodation capacity.

One of the property's greatest advantages is the sea view, which can be enjoyed both from the living room and the balcony, creating a relaxing Mediterranean atmosphere throughout the year.

The apartment has been regularly maintained, and in 2023 new PVC windows and a new entrance door were installed, further improving energy efficiency and living comfort. The electrical and plumbing installations were renewed approximately twelve years ago.

Comfort throughout the year is ensured by an air conditioning unit in the living area, high-quality Glamox radiators in the bedroom and kitchen, and an additional thermal storage heater.

Flat holds an A energy certificate, while the façade was renovated approximately fifteen years ago. Additional conveniences include fiber-optic internet available in the building and parking spaces

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located directly in front of the building.

A quiet neighborhood and an excellent location provide quick access to shops, schools, universities, public transportation, and all other amenities necessary for a high-quality lifestyle.

This property represents an excellent opportunity for buyers looking for a cozy home with a sea view or a secure investment in one of Rijeka's most desirable areas.

For further information or to arrange a viewing, please feel free to contact our agency. We will be happy to present all the advantages of this property.

Adis Hodžić

Asistent u posredovanju

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