

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	08897
Location :	Rijeka
Building size :	109 m ²
Garden size :	0.00 m ²
Distance from sea :	1000 m
Floor :	4
Number of floors :	4
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : price on request €

LUXURIOUS 3-BEDROOM APARTMENT WITH A LIVING ROOM ON THE FOURTH FLOOR - ZAMET

We present a spacious and modernly designed apartment in a luxury new building, located between Opatija and Rijeka. The building is situated in a quiet part of Zamet, close to all necessary amenities yet far enough from the city hustle.

APARTMENT DETAILS 1.4:

- ✓ Total area: 132.25 m²
- ✓ Loggia: 21.78 m² with a beautiful sea view
- ✓ 3 bedrooms
- ✓ 2 bathrooms
- ✓ Kitchen, living room, hallway, storage room, and wardrobe
- ✓ 2 garage spaces
- ✓ Storage room: 1.11 m²

EXCELLENT LOCATION:

- ✓ Close to the sea (1000 m), sports facilities, schools, kindergartens, shops, and public transport
- ✓ Fast connection to Rijeka and Opatija (15 min drive)
- ✓ Elevated position with a panoramic view of Kvarner Bay and Krk

TOP-QUALITY CONSTRUCTION AND EQUIPMENT:

- ✓ Energy class A+ - nearly zero-energy building
- ✓ Underfloor heating and cooling via DAIKIN ALTHERMA hybrid heat pump
- ✓ Premium insulation and facade - ETICS system with mineral

prostoriya	korisna površina		koef.	obračunska površina	
db	14,23	m ²	1	14,23	m ²
garderoba	4,37	m ²	1	4,37	m ²
hodnik	7,06	m ²	1	7,06	m ²
hodnik	4,34	m ²	1	4,34	m ²
kuhinja	13,51	m ²	1	13,51	m ²
kupaonica 1	3,11	m ²	1	3,11	m ²
kupaonica 2	4,59	m ²	1	4,59	m ²
ostava	2,95	m ²	1	2,95	m ²
soba 1	13,66	m ²	1	13,66	m ²
soba 2	9,80	m ²	1	9,80	m ²
soba 3	9,91	m ²	1	9,91	m ²
	87,53	m ²		87,53	m ²
lođa	29,04	m ²	0,75	21,78	m ²
	29,04	m ²		21,78	m ²
SP28	2,21	m ²	0,5	1,11	m ²
	2,21	m ²		1,11	m ²
GM59	21,83	m ²	0,5	10,92	m ²
GM58	21,83	m ²	0,5	10,92	m ²
	43,66	m ²		21,83	m ²
stan 1.4	162,44	m ²		132,25	m ²

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wool + ventilated facade

- ✓ WICONA aluminum joinery with triple glazing and sliding shutters
- ✓ Floors made of Italian ceramic tiles and three-layer parquet
- ✓ High-speed optical internet connection (FTTH)
- ✓ Security – fire protection, video surveillance, sensor lighting in common areas

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

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

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