

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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| | |
|-------------------------------|---------------------|
| Code : | 08898 |
| Location : | Rijeka |
| Building size : | 105 m ² |
| Garden size : | 0.00 m ² |
| Distance from sea : | 1000 m |
| Floor : | 1 |
| 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 LIVING ROOM ON THE FIRST FLOOR - ZAMET

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

APARTMENT DETAILS 1.1:

- ✓ Total area: 120.97 m²
- ✓ Loggia: 18.17 m² with a stunning sea view
- ✓ 3 bedrooms
- ✓ 2 bathrooms
- ✓ Kitchen, living room, hallway, storage room, and wardrobe
- ✓ 2 garage spaces (7.00 m² and 7.09 m²)
- ✓ Storage: 1.19 m²

EXCELLENT LOCATION:

- ✓ Close to the sea (1000 m), sports facilities, school, kindergarten, shops, and public transport
- ✓ Quick connection to Rijeka and Opatija (15-minute 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 a hybrid heat pump DAIKIN ALTHERMA
- ✓ High-quality insulation and facade - ETICS system with mineral

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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
- ✓ Fast fiber-optic 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 exceptional combination of luxury, comfort, and an ideal location.

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