ISTRIA ADRIA
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Code :	08974
Location :	Rijeka
Building size :	121 m2
Garden size :	0.00 m2
Distance from sea :	200 m
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Seaview :	Yes
Garage :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price :	850.000 €

BIVIO - 3-Bedroom Apartment with Living Room in an Exclusive New Development

Property Details:
Total apartment area: 121.40 m²
Balcony and loggia with open sea views
2 parking spaces in the garage, equipped with preparation for electric car charging
Storage room: 4.75 m²

The apartment is located in a peaceful and attractive location that offers the perfect balance between natural surroundings and proximity to urban amenities. Nearby are:

Opatija and Rijeka – providing quick access to city amenities, cultural events, and business opportunities.
Sea and beaches – ideal for relaxation and recreation.
Bypass – facilitates transportation connectivity with the rest of the region.
Key amenities: Shops, restaurants, beaches, and promenades are within easy reach, further enhancing the quality of life or rental potential.

This apartment combines luxury, practicality, and proximity to nature, making it an excellent choice for various needs.

The apartment will be available for move-in in June 2025, giving future owners enough time to plan finances, interior design, and

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relocation. Purchasing is exempt from real estate transfer tax as VAT is included in the price.

Modern Residential Building on Four Floors – A Combination of Functionality and Luxury
This residential project includes four apartments of different sizes spread over four floors, with additional facilities on the basement level:

Basement:

-Garage space with parking spots, including preparations for electric car charging (power supply channels).
-Private storage rooms for each apartment.

Access:

-Main entrance on the ground floor level with an external staircase.
-The building features an internal communication core with an OTIS elevator and enclosed staircases.

Apartment Design and Functionality:

Orientation:
-Living rooms face south or west, with access to balconies or terraces.
-Maximum storage utilization (built-in wardrobes in rooms and entrance areas).
-Spacious bedrooms with optimal layouts.

Heating and Cooling Systems:

-Heating: Underfloor heating powered by heat pumps (air-to-water), including hot water preparation.
-Cooling: Multi-split system with fan coils in living rooms and bedrooms.
-Bathrooms: Wall-mounted electric radiators for additional comfort.
-Outdoor Units: Placed on the roof to minimize noise and maximize yard usability.

Material and Construction Quality:

-Structure: Reinforced concrete monolithic construction (20-25 cm thickness).
-Partition walls: Gypsum board or aerated concrete, depending on space requirements.
-Flooring:
Parquet in living and bedroom areas.
Ceramic tiles in bathrooms and balconies (Italian quality).

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-Insulation: ETICS facade system with 10 cm thermal insulation for maximum energy efficiency.
-Exterior joinery: Aluminum with electric shutters or blinds.
-Balconies: Modern glass spider railings emphasizing the contemporary look of the facade.

Aesthetic and Functional Harmony
The building facade is distinguished by a rhythmic design of balconies and terraces, creating a harmonious blend of modern design and practicality.

For more information about the residential units, location, and additional details, please feel free to contact us.