

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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STAN 3 - Jednosporni stan, pozicioniran u zoni 1. kata s lodom i vlastitom okućnicom. Pomoćni prostor se sastoji od zasebnog spremišta i dvokretnog postrojenja.



<b>Code :</b>	08975
<b>Location :</b>	Rijeka
<b>Building size :</b>	43 m2
<b>Lot size :</b>	118 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	200 m
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : 360.000 €

BIVIO - 1-Bedroom Apartment with Living Room in an Exclusive New Development with Garden

### Property Details:

- Total apartment area: 43.49 m<sup>2</sup>
- Loggia
- 1 open parking space
- Storage room: 3.10 m<sup>2</sup>
- Garden: 118.24 m<sup>2</sup>

The apartment is located in a peaceful and attractive location that offers the perfect balance between a natural environment 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 offers a blend of 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 plenty of time to plan finances, design interiors,

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and organize the move. 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 various sizes, distributed over four floors, with additional facilities in the basement level:

Basement:

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

Access:

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

Design and Functionality of the Apartments:

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 added 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 thick).
- Partition Walls: Gypsum board or aerated concrete, depending on spatial requirements.
- Flooring:  
Parquet in living and bedroom areas.  
Ceramic tiles in bathrooms and balconies (Italian quality).
- Insulation: ETICS facade system with 10 cm thermal insulation

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for maximum energy efficiency.

-Exterior Joinery: Aluminum with electric shutters or blinds.

-Balconies: Modern glass spider railings emphasizing the contemporary facade design.

**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 residential units, the location, and additional details, please feel free to contact us.