

# Investment project

## Rijeka, Kvarner



<b>Ref</b>	RE-AB-MAG21
<b>Type</b>	Investment project
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Rijeka
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1500 m
<b>Floorspace</b>	73600 sqm
<b>Plot size</b>	12100 sqm
<b>Price</b>	€ 9 000 000

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Fantastic project of the 4 new modern skyscrapers in the very centre of Rijeka - the complex which will shape the new face of the old city!

Unique location with postcard views from the upper floors!

The project also includes shopping center, 755 parking spaces in the garage.

Land area: 12,100 m<sup>2</sup>

Kig - 0.75

Max floors: -5U + G + 15.

Main projects offers a total area of 73,600 m<sup>2</sup> brutto.

Garages: 755 parking spaces - approx. 25,400 m<sup>2</sup>.

Shopping center, business spaces, shops - approx. 14,000 m<sup>2</sup>

Residential use, 288 apartments - approx. 17,600 m<sup>2</sup>

Storage, technical spaces - approx. 12,000 m<sup>2</sup>

The project is divided into stages, with a building permit obtained for the excavation of the construction pit for 5 underground floors of garages and business spaces.

Possibility of an additional 50 apartments.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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