

Villa

Kostrena Sveta Lucija, Kvarner



Ref	RE-AB-28087
Type	Villa
Region	Kvarner › Rijeka
Location	Kostrena Sveta Lucija
Front line	No
Sea view	Yes
Distance to sea	1420 m
Floorspace	188 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	Price upon request

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We are delighted to present an unparalleled opportunity—a modern, fenced edifice nestled within a serene and exclusive enclave, which accommodates but two villas.

This property is a veritable jewel, a harmonious blend of opulence, comfort, and resplendent natural surroundings. Each villa within this exclusive haven affords unparalleled privacy. The enclosed grounds, enveloped by tranquility and verdure, bestow a sense of utter comfort and seclusion. Furthermore, each residence boasts a private pool and garage.

The duplex villa of 188 sq.m. has been meticulously crafted, ensuring every inch of its expanse is utilized to its utmost potential. Spanning three floors, it offers ample and functional spaces conducive to a luxurious lifestyle. The basement features an open-concept living area, seamlessly integrated with a kitchen and dining room, which leads to a private terrace offering a breathtaking view of the sea.

The ground floor comprises a bedroom, a bathroom, a wardrobe, a laundry room, and a garage. Ascend to the first floor, and one discovers two additional spacious bedrooms, a bathroom, and a terrace.

This high-quality abode is distinguished by its wealth of details and premium materials. Each residential unit is outfitted with a heat pump, a separate cooling system, air conditioners, and underfloor heating in all rooms. The large sliding walls, crafted from Schuco carpentry, permit an abundance of natural light and afford a spectacular view of the environs. The Villeroy & Boch sanitary ware imparts a touch of sophistication, while the thermal insulation of the facade ensures energy efficiency.

The locale of this property is exceptional—situated in a tranquil cul-de-sac above Kostrena, it allows swift access to the beach within a mere two-minute drive, whilst the center of Rijeka is but ten minutes away. Kostrena itself serves as a perfect hub, providing easy access to a multitude of popular destinations.

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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Average price/m² of this type
in this region:
4212 €

Median price/m² of this type
in this region:
3510 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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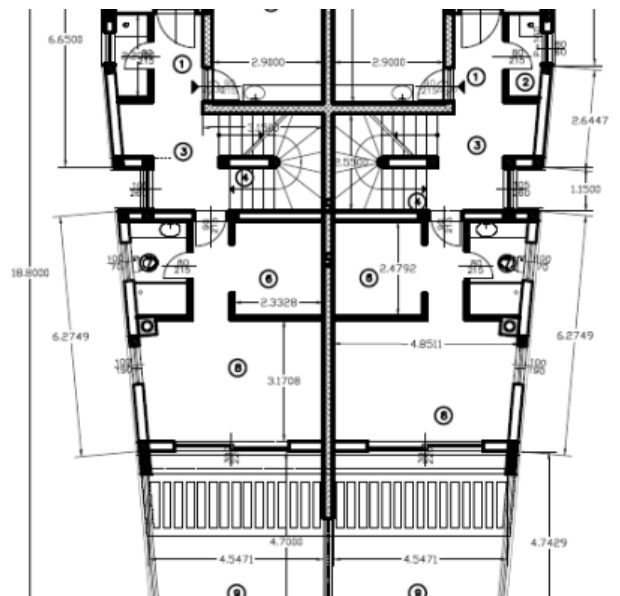
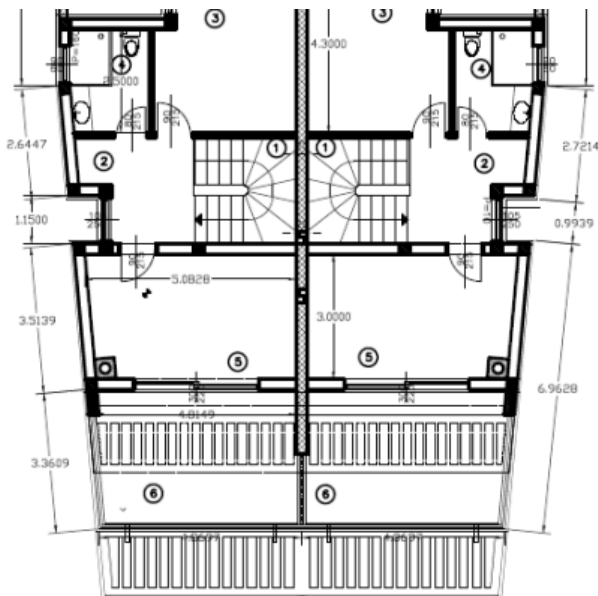
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