

# Villa

Kostrena Sveta Lucija, Kvarner



**Ref**

RE-AB-28088

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Villa

## Kostrena Sveta Lucija, Kvarner



<b>Type</b>	Villa
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Kostrena Sveta Lucija
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1420 m
<b>Floorspace</b>	188 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 796 000

# Villa

## Kostrena Sveta Lucija, Kvarner



We are offering a one-of-a-kind chance to own a piece of modern luxury. Nestled in a quiet, exclusive complex, this unique, fenced property holds just two villas. It's a true gem—a fusion of opulence, comfort, and the splendor of nature. Each villa provides complete privacy. The fenced grounds, surrounded by peace and greenery, offer an oasis of comfort and seclusion. Additionally, each home features a private pool and garage.

The duplex villa of 188 sq.m. is a masterpiece of design, making the most of every inch. Spread across three floors, it offers expansive, functional spaces perfect for a comfortable life.

The basement houses an open-concept living room, kitchen, and dining area, leading to a private terrace with stunning sea views.

On the ground floor, you'll find a bedroom, bathroom, wardrobe, laundry room, and garage.

The first floor includes two more spacious bedrooms, a bathroom, and a terrace.

This villa is built with meticulous attention to detail and top-quality materials. Each home is equipped with a heat pump, a separate cooling system, air conditioning, and underfloor heating in every room. Large Schuco sliding walls let in ample natural light and offer breathtaking views. Villeroy & Boch sanitary ware adds a touch of elegance, while thermal insulation ensures energy efficiency.

Located in a peaceful cul-de-sac above Kostrena, this property offers quick access to the beach in just two minutes and is only a ten-minute drive from the center of Rijeka. Kostrena is an ideal hub, providing easy access to many popular destinations. This is not just a home; it's a haven of luxury and tranquility.

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.

# Villa

Kostrena Sveta Lucija, Kvarner



Price per m<sup>2</sup>:  
4234 €

Average price/m<sup>2</sup> of this type  
in this region:  
4212 €

Median price/m<sup>2</sup> of this type  
in this region:  
3510 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

# Villa

Kostrena Sveta Lucija, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Villa

## Kostrena Sveta Lucija, Kvarner



# Villa

Kostrena Sveta Lucija, Kvarner



# Villa

Kostrena Sveta Lucija, Kvarner



# Villa

## Kostrena Sveta Lucija, Kvarner



# Villa

Kostrena Sveta Lucija, Kvarner



# Villa

## Kostrena Sveta Lucija, Kvarner

