

Apartment

Kostrena, Kvarner



Ref	RE-U-32452
Type	Apartment
Region	Kvarner › Rijeka
Location	Kostrena
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	197 sqm
Plot size	178 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 769 000

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Exclusive apartment with pool in Kostrena- new building with panoramic sea view!

The apartment of 197 sq.m. includes a garage, a rooftop terrace with a sea view, an outdoor terrace with a swimming pool, and two outdoor parking spaces. It offers the flexibility to be adapted, allowing for the construction of three or four rooms. Photovoltaic power plants are installed on the roof, making the house energy-independent. The apartment features built-in underfloor heating, fan coil cooling, and a heat pump. Additionally, there is an option to choose the finishing materials for the apartment.

The layout consists of a basement, ground floor, first floor, and rooftop terrace. The basement houses a laundry room, a toilet, and a machine room. The ground floor includes a living room with an open-concept kitchen and dining area. The first floor has 3-4 bedrooms and 2 bathrooms, while the beautiful rooftop terrace is perfect for year-round outdoor living, allowing you to enjoy the sun and sea view.

The apartment comes with two outdoor parking spaces and one garage parking space. Apartment owns terrain of 178 sq.m.

This luxury apartment is equipped with the highest quality, modern equipment, with an emphasis on ecology and sustainability in the selection of materials, colors, and equipment. Oriented towards the sea, the apartment receives plenty of sunlight and offers a stunning sea view. This property is located only about 900 meters from the sea as the crow flies!

This is definitely a property for family living, but also suitable as a tourism investment. Be one step ahead and seize this rare opportunity!

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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Price per m²:
3904 €

Average price/m² of this type
in this region:
4243 €

Median price/m² of this type
in this region:
3957 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4168 €

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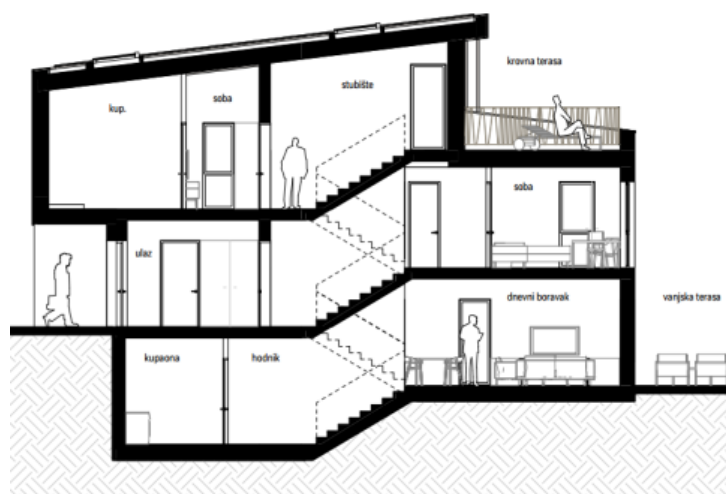
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SJEK 2-2



K A-A

Površina	Prostorija	Površina	Prostorija
	stubište	6 m ²	Pripadajući p
4 m ²	soba	12 m ²	bazen
2 m ²	kupaona	4 m ²	natkriveni ulaz
2 m ²	soba	18 m ²	parking
2 m ²	hodnik	7 m ²	vanjska terasa
30 m ²	soba	23 m ²	zelenilo
12 m ²	kup.	6 m ²	zelenilo
7 m ²	stubište	8 m ²	Pripadajući p
18 m ²	krovna terasa	36 m ²	
	Stambeni prostori	197 m²	Ukupno Stan