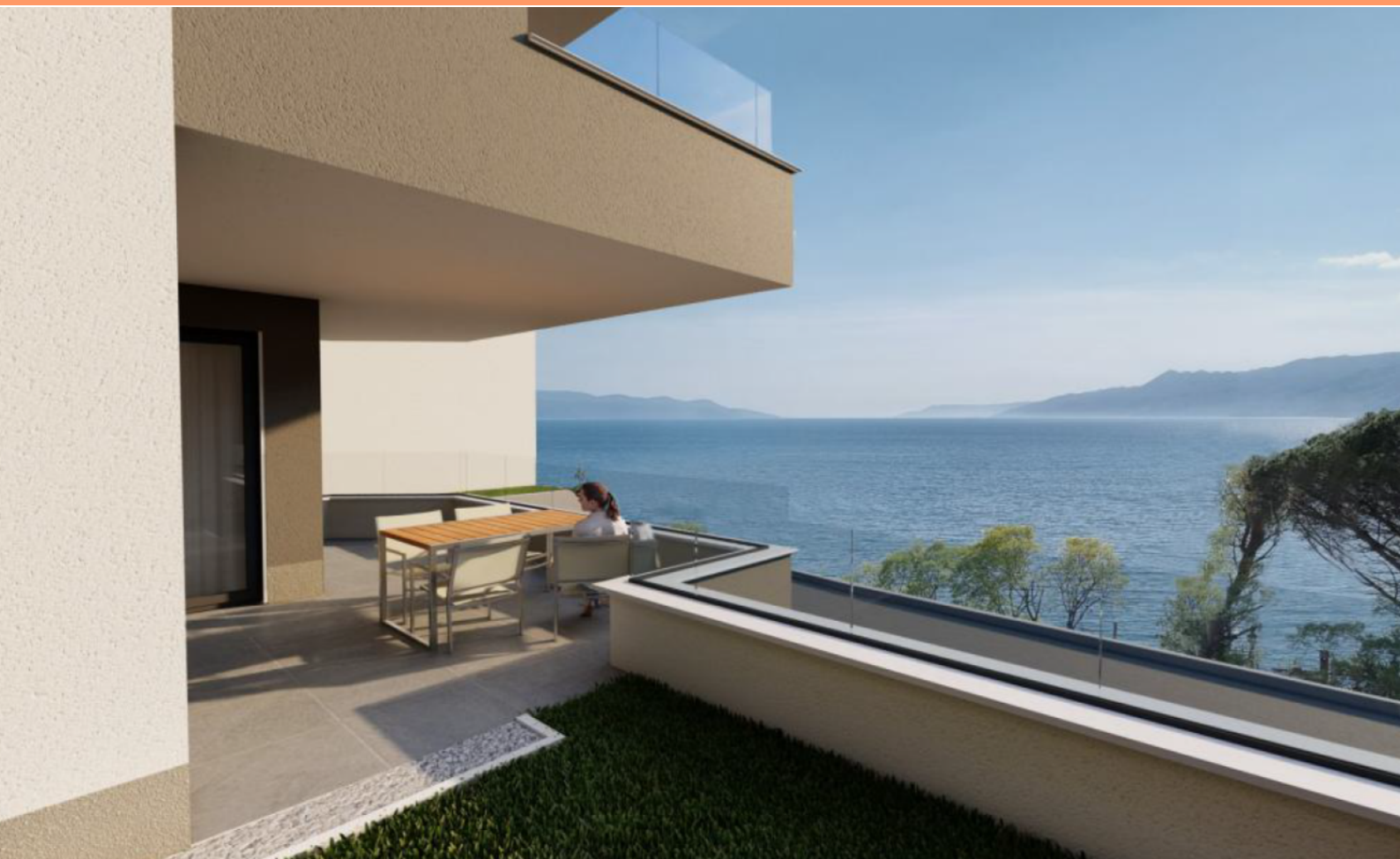


Apartment

Costabella, Rijeka, Kvarner



Ref	RE-U-33181
Type	Apartment
Region	Kvarner > Rijeka
Location	Costabella, Rijeka
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	101 sqm
Plot size	40 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 620 000

COSTABELLA - BIVIO - KANTRIDA: Exclusive Ground Floor Apartment for Sale!

- **Area:** 101.87 m²
- **Location:** 100 m from the sea with a beautiful view
- **Private Garden:** 40 m²

APARTMENT 1

This two-bedroom apartment is located on the ground floor with its own garden and a spacious covered balcony. Additional features include a separate storage room, two enclosed parking spaces, and a private garden area.

PROJECT VISION

The project emphasizes modern solutions and enhancing quality of life through innovative residential designs.

DESCRIPTION AND LAYOUT

The building comprises four apartments across four floors and a basement level with garage parking. Most parking spaces are located in the basement, equipped with infrastructure for electric vehicle charging. Each apartment has a designated storage space. The building is accessed through an external staircase leading to the main entrance on the ground floor.

All apartments are designed with living areas facing south or west to maximize natural light and privacy. The layout optimizes storage space, with built-in closets in entryways and all bedrooms. Each unit is designed to have large wardrobes for efficient use of space.

CONSTRUCTION AND MATERIALS

- **Structure:** Reinforced concrete walls, 20-25 cm thick.
- **Interior Walls:** Gypsum board or aerated concrete depending on requirements.
- **Flooring:** Hardwood parquet in living and bedroom areas; ceramic tiles in bathrooms. Italian ceramic tiles will also be used on the balconies.
- **Insulation:** The facade will be insulated with a 10 cm thermal layer for improved energy efficiency.
- **Balconies:** Enclosed with glass "spider" railings.
- **Windows:** Aluminum frames with electric shutters or blinds.

PARKING

Access to the property is from the southwest, with a shared driveway. Fire and emergency vehicle access is provided on the southern side.

- Five parking spots in the enclosed garage
- Four spots are wheelchair-accessible
- Two uncovered outdoor parking spots

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HEATING AND COOLING

- **Heating:** Underfloor heating powered by a heat pump (air-to-water).
- **Cooling:** Multi-split system with wall-mounted fan coil units in all rooms. Bathrooms will have additional electric radiators. Outdoor units are located on the roof to minimize noise.

HEAT PUMP

Each apartment has its own air-to-water heat pump, providing heating and hot water. Outdoor units are roof-mounted on concrete bases. This system uses electricity for the compressor and air as a renewable energy source.

FAN COIL UNIT

Each apartment features wall-mounted fan coil units in living rooms and bedrooms, operated by an infrared remote control. These units blend into the space with a minimalist design.

WINDOW SYSTEM - SCHÜCO ASE 60 DESIGN LINE

For unobstructed views, the Schüco ASE 60 Design Line sliding glass system is used, featuring slim frames that integrate indoor and outdoor spaces. Hidden hardware components maintain a sleek appearance, and thresholds are designed for easy access.

ELEVATOR - OTIS

OTIS elevators are installed for vertical transport between floors, offering comfort and safety with a quiet operation. The interior design features wooden and stone materials for a modern look, with elegant handrails and ceiling lighting.

LOCATION

Located in the western part of Rijeka, Costabella-Bivio is a highly desirable area due to its proximity to the sea, city bypass, and key amenities. The apartment is just 100 meters from the beach and a short walk to the sea, making it perfect for enjoying summer and breathtaking views of the Kvarner Bay.

Nearby Opatija is a renowned tourist and therapeutic destination, often referred to as the "Pearl of the Adriatic." Schools, kindergartens, and sports facilities are within 2 km of the property.

KANTRIDA

Kantrida is the westernmost district of Rijeka, historically known for its blend of industry and tourism. It houses the famous Kantrida swimming pools, a stadium, and numerous cultural and recreational facilities.

The Kantrida area is well-connected to the city and surrounding regions and offers a vibrant lifestyle with plenty of local shops, cafes, and restaurants, making it an ideal place to live or vacation.

This is a **unique property** in an **excellent location**, perfect for those looking for a Mediterranean lifestyle near the city!

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

Apartment

Costabella, Rijeka, Kvarner



expenses. Agency/brokerage agreement is signed prior to visiting properties.

Apartment

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Price per m²:
6139 €

Average price/m² of this type
in this region:
4181 €

Median price/m² of this type
in this region:
3923 €

Average price/m² of this type
in Croatia:
4486 €

Median price/m² of this type
in Croatia:
4167 €

Apartment

Costabella, Rijeka, Kvarner



Apartment

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Apartment

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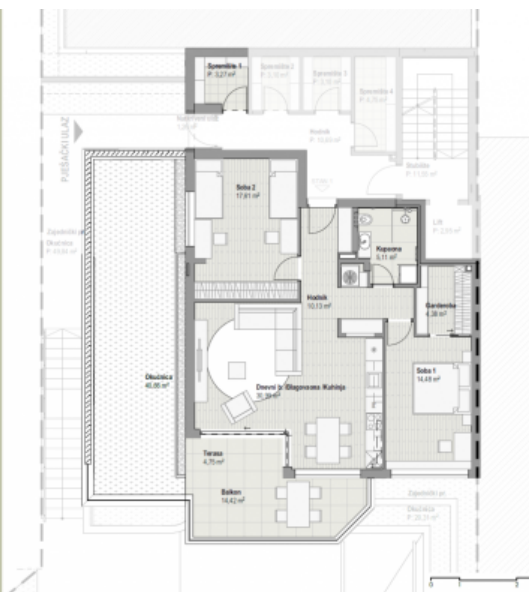
VIEW BIVIO
SEOBITELJSKA DVOJNA
GRAĐEVINA

**DVOSONI STAN
PRIZEMLJE**

POVIŠAK	koef.	Pa koef.	
KORISNO			
kor. površ. kuhinje	30,99	1,00	30,99
odst.	4,38	1,00	4,38
odst.	13,13	1,00	13,13
odst.	5,11	1,00	5,11
odst.	14,48	1,00	14,48
odst.	17,67	1,00	17,67
82,75 m²			82,70 m²
ODRENO			
14,42	0,50	7,21	
4,75	0,75	3,56	
19,17 m²		10,77 m²	
NETO DAVČENO			
stanje 1	13,33	0,50	6,67
stanje 2	13,51	0,50	6,76
pa 1	5,27	1,00	5,27
29,31 m²			16,28 m²
NETO OČVORNO			
od	40,46	0,10	4,05
od	40,44	0,10	4,07
171,84 m²			113,82 m²

podest: ispodstolje na tlu

IPROJEKCIJA | PREDMJE

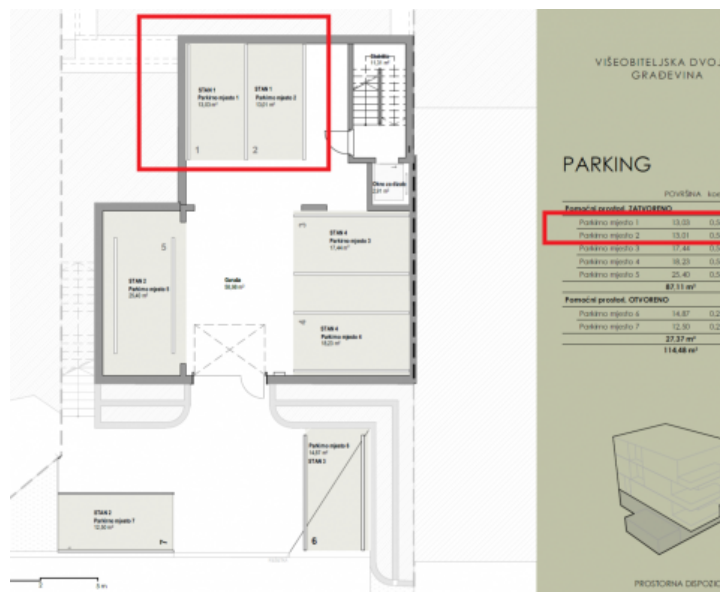
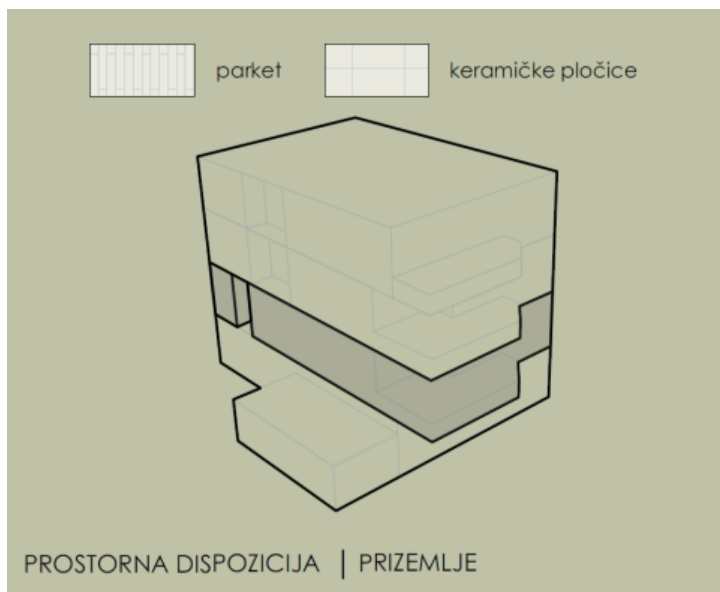


Apartment

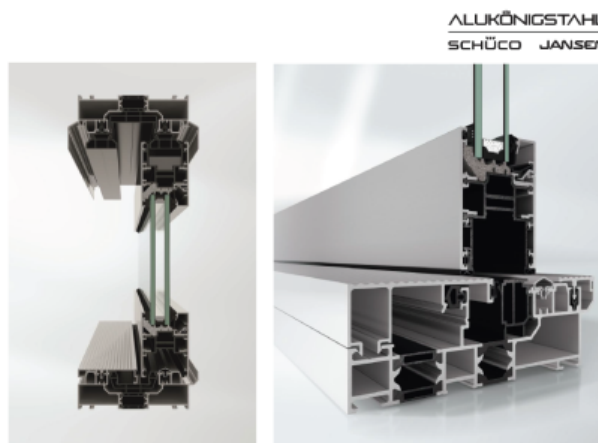
Costabella, Rijeka, Kvarner

Soba 1	14,48	1,00	14,48
Soba 2	17,61	1,00	17,61
	82,70 m²		82,70 m²
STAN 1, OTVORENO			
Balkon	14,42	0,50	7,21
Terasa	4,75	0,75	3,56
	19,17 m²		10,77 m²
Pomoćni prostori, ZATVORENO			
Parkirno mjesto 1	13,03	0,50	6,51
Parkirno mjesto 2	13,01	0,50	6,50
Spremište 1	3,27	1,00	3,27
	29,31 m²		16,28 m²
Pomoćni prostori, OTVORENO			
Okućnica	40,66	0,10	4,07
	40,66 m²		4,07 m²
	171,84 m²		113,82 m²

VANJSKI PROSTOR - Okućnice		
JEDINICA	OZNAKA	POVRŠINA
Podrum		
STAN 2	Parkirno mjesto 7	12,50
STAN 3	Parkirno mjesto 6	14,87
Zajednički pr.	Okućnica	138,64
Prizemlje		
STAN 1	Okućnica	40,66
Zajednički pr.	Okućnica	69,76
1. kat		
STAN 3	Okućnica	118,24
Zajednički pr.	pokos	23,33



Apartment Costabella, Rijeka, Kvarner



* FOTOGRAFJE SU DEKRIPTIVNE PRIRODE