

Apartment

Rožići, Kostrena, Kvarner



Ref	RE-U-36258
Type	Apartment
Region	Kvarner > Rijeka
Location	Rožići, Kostrena
Front line	No
Sea view	Yes
Distance to sea	70 m
Floorspace	150 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 670 000

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We are pleased to present a luxurious apartment located on the first floor of a modern new building, situated in the first row to the sea in Kostrena near Rijeka, offering stunning sea views from nearly every room.

The apartment of 150 sq.m. is spacious and bathed in natural sunlight throughout the day, creating a bright and welcoming atmosphere.

Spanning the entire floor, it features three large bedrooms. Two of these bedrooms share a common bathroom, while the master bedroom has its own en-suite bathroom and a walk-in closet.

The main living area is south-facing and consists of an open-plan living room, kitchen, and dining area that open onto a terrace with breathtaking views of the sea and the surrounding nature. This space is perfect for family moments and relaxation, while the terrace provides the ideal setting for outdoor enjoyment.

Additionally, the apartment includes a guest toilet, utility room, and a hallway that connects all rooms. The closed living area is 129 m², and it also includes a 13 m² terrace, a 20 m² garage parking space, a 13 m² outdoor parking space, and a 5 m² storage room. For added comfort, the apartment is equipped with underfloor heating powered by a heat pump, and each room has its own air conditioning. Electric shutters provide extra convenience and functionality.

The building is secured with video surveillance, and an elevator offers easy access to the apartment from the basement, which includes a covered parking space, along with an additional parking space in the yard.

This excellent location places you just a few steps from the nearest beaches and all essential amenities, making the apartment an ideal choice for those seeking a luxurious lifestyle by the sea, in a peaceful and exclusive setting. Kostrena is an excellent place to live, thanks to its natural beauty, tranquil surroundings, and proximity to everything you need. The beaches are perfect for relaxation and enjoying the sea, while the green spaces and promenades offer an ideal environment for nature lovers. Kostrena is located near Rijeka, providing easy access to the city's infrastructure, shopping centers, and cultural events, while still offering a peaceful retreat away from the hustle and bustle. Its excellent connectivity to surrounding areas makes it a fantastic choice for families, work, or retirement, ensuring a high quality of life in harmony with nature.

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:
4467 €

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 €

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