

Villa

Kostrena, Kvarner



| | |
|------------------------|------------------|
| Ref | RE-U-38453 |
| Type | Villa |
| Region | Kvarner > Rijeka |
| Location | Kostrena |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 70 m |
| Floorspace | 330 sqm |
| Plot size | 603 sqm |

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| | |
|-------------------------|-------------|
| No. of bedrooms | 5 |
| No. of bathrooms | 5 |
| Price | € 1 900 000 |

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This exclusive modern villa in Kostrena, Rijeka is a detached property located just 70 meters from the sea, offering a luxurious coastal lifestyle in one of the most desirable parts of the region. Spanning 330 square meters of interior space and positioned on a 603 square meter plot, the villa is designed to accommodate both residential living and tourism rental opportunities. It consists of three separate apartment-style units, each with flexible layouts that allow for the integration of fitness rooms, studies, or additional living space depending on individual needs.

The central unit is a spacious duplex featuring a large open-plan living room, kitchen, and dining area. This main living space opens up to a stunning south-facing terrace where a private swimming pool and sunbathing area create a serene outdoor retreat. Upstairs, the duplex offers four well-appointed bedrooms, two bathrooms, and a convenient laundry and drying room.

On the ground floor, the villa includes a separate studio apartment with its own private entrance. It comes complete with a full kitchen, dining area, bathroom, and two charming terraces, ideal for guests or rental purposes.

The third residential unit is located on the upper level and accessed via an independent staircase. It offers a bright, open-concept living room with kitchen and dining area, along with a cozy bedroom and private bathroom. Natural light fills the space through the balcony doors, creating a light and airy ambiance throughout.

Every room in the villa is equipped with its own air conditioning system for heating and cooling, and the bathrooms and living areas feature underfloor heating for added comfort. The property also includes a walkable roof, providing potential for additional leisure space or scenic views of the Adriatic Sea.

This villa in Kostrena is a rare opportunity to own a versatile and elegant home near the sea, perfect for both private use and high-end vacation rentals.

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:
5758 €

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:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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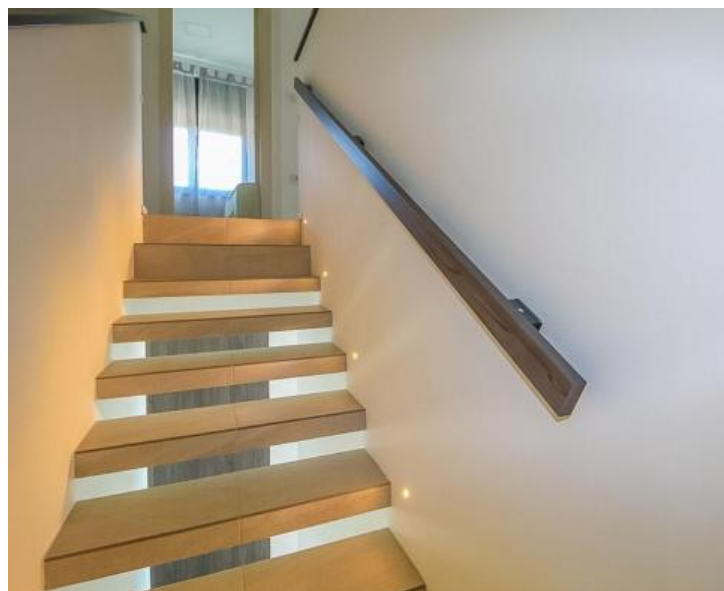
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