

# Apartment

## Kostrena Sveta Lucija, Kvarner



<b>Ref</b>	RE-U-24376
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Kostrena Sveta Lucija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2

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**Price**

€ 390 000

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Top secret property - for our clients only - duplex-apartment in Kostrena Sveta Lucija, Kostrena with fantastic sea views and garage!

We offer a two-story, two-room apartment with a living room located in a modern, urban villa with only two apartments.

The apartment of 78 sq.m. consists of a bathroom and two bedrooms on the ground floor and a bathroom, kitchen and living room on the first floor.

The apartment has a terrace on the ground floor of 10 m<sup>2</sup> and a balcony on the first floor of 8 m<sup>2</sup>.

The building itself is oriented towards the sea and has a wonderful view of the Kvarner Bay, while a green belt surrounds it from the back.

A quiet and attractive location in the immediate vicinity of the sea and all amenities. The heating was carried out through the floor on a heat pump, electric blinds and high-quality carpentry were installed.

The apartment has a parking space, a storage room and a garage of 30 m<sup>2</sup> in the basement of the building. Great 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 m<sup>2</sup>:  
3900 €

Average price/m<sup>2</sup> of this type  
in this region:  
4181 €

Median price/m<sup>2</sup> of this type  
in this region:  
3923 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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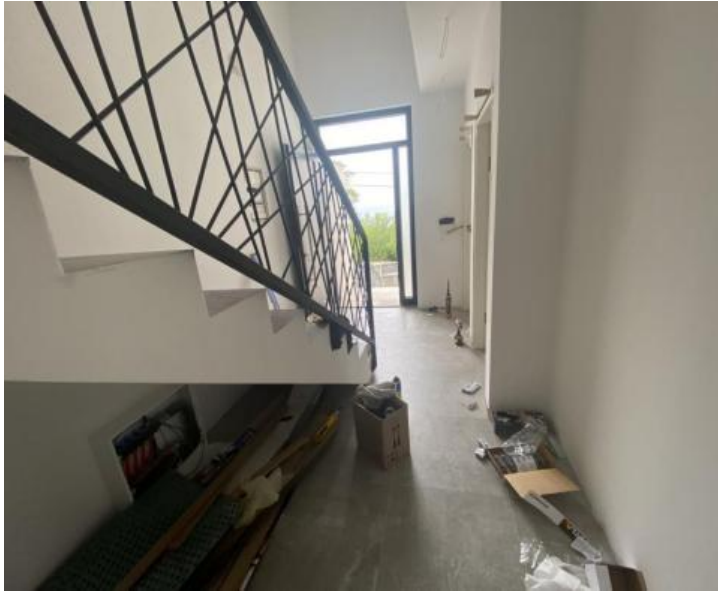
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