

# Villa

Kostrena Sveta Lucija, Kvarner



<b>Ref</b>	RE-U-24138
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Kostrena Sveta Lucija
<b>Front line</b>	No
<b>Floorspace</b>	245 sqm
<b>Plot size</b>	100 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3

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**Price**

Price upon request

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Luxury semi-detached villa Kostrena is an old popular coastal town, first mentioned at the beginning of the 15th century. Kostrena is now a close suburb of Rijeka.

It is divided into two parts, St. Lucia and St. Barbara, according to the names of the two churches that exist in its territory. Kostrena is located in the immediate vicinity of the city of Rijeka, surrounded by the bay of Martinšćica and the Bay of Bakar. Our Kostren peninsula is about 10 kilometers long and slopes gently towards the sea coast. Beautiful beaches are located along its entire length, which are visited by thousands of bathers during the summer. The most famous and most visited are those in Žurkovo bay, followed by Smokvinovo, Svežanj, Spužvina, Podražica, Nova voda and Perilo. The characteristic karst area with Mediterranean plants and the famous Kostren thunderbolts, and the mild climate that sometimes succumbs to strong storms, are the characteristics of this region.

For sale is a semi-detached house with an area of 245 m<sup>2</sup> with a garage in the basement, ground floor and first floor.

The house consists of 4 bedrooms, 3 bathrooms, 3 wardrobes, living room with kitchen and dining room and two covered terraces. Construction began in the spring of 2023, and the planned completion is by the end of 2024.

The house comes with about 100 m<sup>2</sup> of garden and a swimming pool, and there are enough parking spaces. Please, do not hesitate to inquire about the price.

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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Average price/m<sup>2</sup> of this type  
in this region:  
4212 €

Median price/m<sup>2</sup> of this type  
in this region:  
3510 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



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