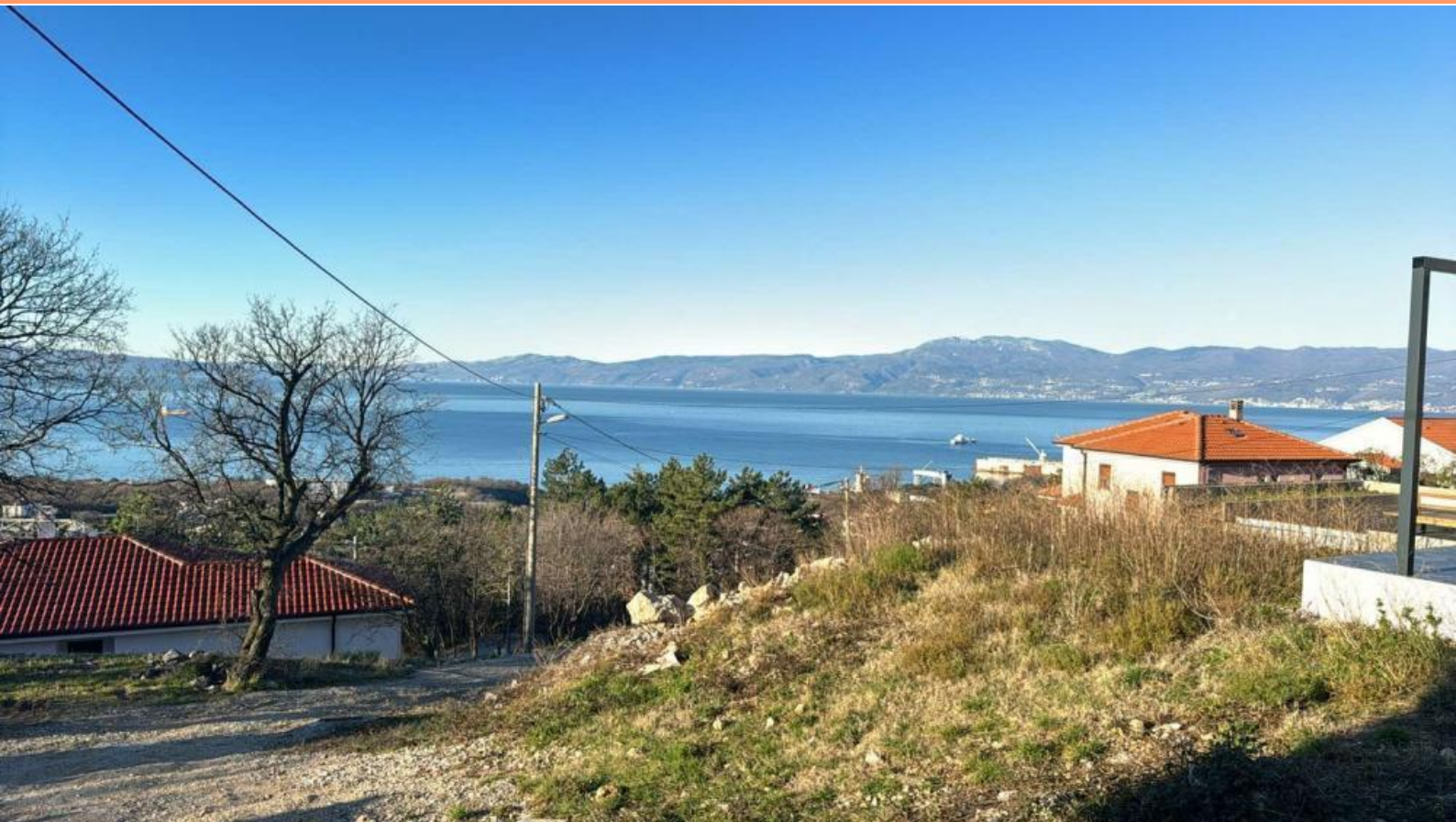


# Villa

## Kostrena, Kvarner



|                         |                  |
|-------------------------|------------------|
| <b>Ref</b>              | RE-U-28395       |
| <b>Type</b>             | Villa            |
| <b>Region</b>           | Kvarner › Rijeka |
| <b>Location</b>         | Kostrena         |
| <b>Front line</b>       | No               |
| <b>Sea view</b>         | Yes              |
| <b>Floorspace</b>       | 170 sqm          |
| <b>Plot size</b>        | 622 sqm          |
| <b>No. of bedrooms</b>  | 4                |
| <b>No. of bathrooms</b> | 3                |
| <b>Price</b>            | € 625 000        |

# Villa

## Kostrena, Kvarner



Captivating house of 170 m2 in Kostrena with spectacular sea views!

Presenting a detached residence in a highly desirable and sought-after location. This property encompasses a ground floor, a first floor, and a loft.

The ground floor features an inviting entrance hall, a spacious living room with an open-concept kitchen and dining area, a bathroom with a toilet, and a utility room.

Ascending the internal staircase to the first floor reveals three bedrooms, a hallway, two bathrooms with toilets, and a stunning terrace offering panoramic sea views.

The expansive attic, also accessible via an internal staircase, comprises a sizable bedroom, a wellness room, and a children's playroom.

The living room seamlessly extends to another terrace with captivating sea vistas.

The house is offered in the high roh-bau stage, with provisions for solar panels and an electric car charger.

Land plot is 622 sq.m.

The property will boast multiple parking spaces and a planned swimming pool.

With its idyllic location offering panoramic sea views and a backdrop of lush greenery, this property provides a serene and tranquil environment. Perfect for a vacation retreat, yet equally suitable for year-round living.

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.

# Villa

## Kostrena, Kvarner



Price per m<sup>2</sup>:  
3676 €

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:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

Kostrena, Kvarner



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