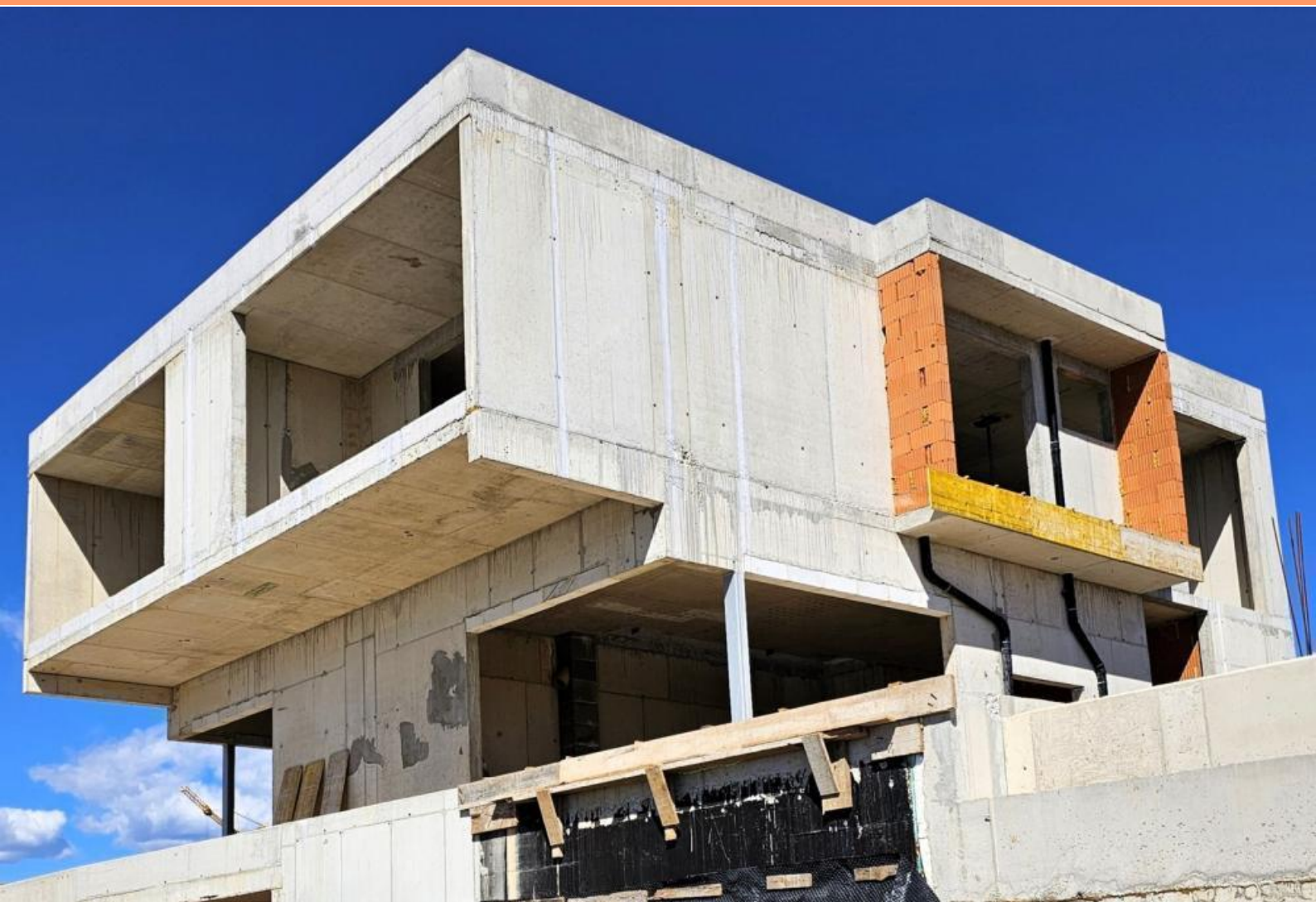


# Apartment

Kostrena Sveta Lucija, Kostrena,  
Kvarner



<b>Ref</b>	RE-U-29018
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Kostrena Sveta Lucija, Kostrena
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	241 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 200 000

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# Apartment

## Kostrena Sveta Lucija, Kostrena, Kvarner



Superb new building offers three-story apartment with elevator and fantastic sea views in Kostrena, 200 meters from the sea!

Total area is 241 sq.m. Land plot is 200 sq.m.

The apartment spans across the basement, ground floor, and first floor, while the garden features outdoor parking, a swimming pool, a summer kitchen, and lovely terraces with captivating views. The 76.64 m<sup>2</sup> basement is more than just a standard parking area; it includes a two-car garage, a tavern with a fireplace, a technical room, and an internal elevator connecting all floors.

The ground floor offers an exceptional integration of the kitchen, living room, and dining area, forming a central space for social gatherings around the fireplace. This level provides direct access to a spacious terrace and outdoor area, where you'll find a 24 m<sup>2</sup> infinity pool and an outdoor kitchen. Additionally, the ground floor features a convenient entrance wardrobe and two contemporary bathrooms. The total area of the ground floor is 74.22 m<sup>2</sup>.

A sleek internal staircase connects the ground floor to the first floor, which covers a total area of 90.47 m<sup>2</sup>. This floor houses three bedrooms, three bathrooms, and two balconies—perfect spots for relaxation and enjoying the sunset.

The property is equipped with high-quality materials and amenities, including underfloor heating with a heat pump, concealed ceiling air conditioners, premium ALU carpentry, and burglar-proof doors. Notably, the ceiling heights exceed 300 cm, enhancing the sense of luxury, comfort, and spaciousness.

Access to the property is directly from the newly asphalted road, complete with all necessary infrastructure (water, electricity, sewage, optics, telephone). Documentation and additional information are available upon request.

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.

# Apartment

Kostrena Sveta Lucija, Kostrena,  
Kvarner



Price per m<sup>2</sup>:  
4979 €

Average price/m<sup>2</sup> of this type  
in this region:  
4243 €

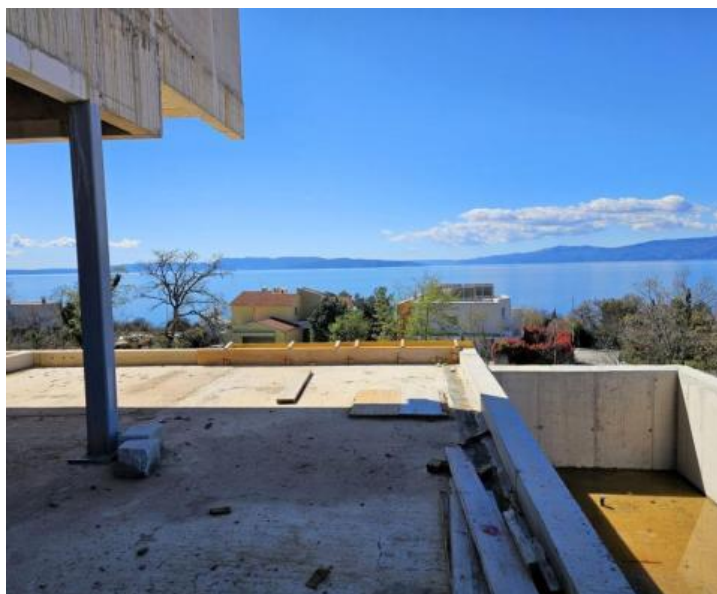
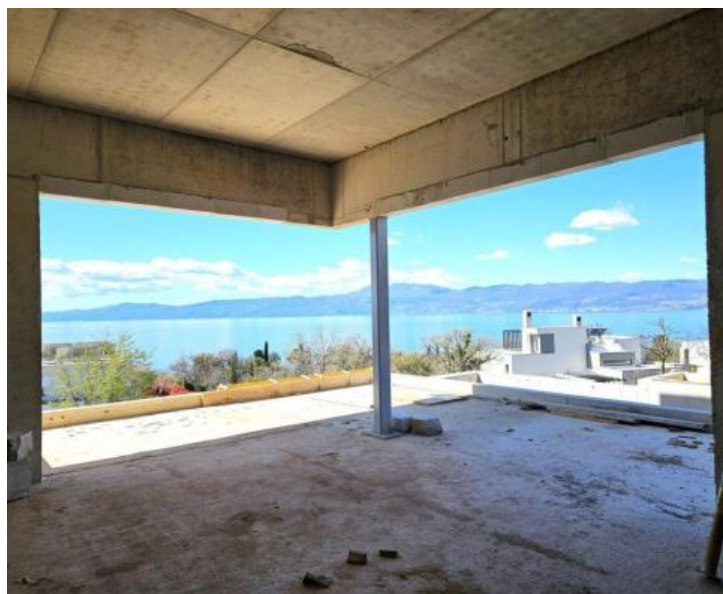
Median price/m<sup>2</sup> of this type  
in this region:  
3957 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

# Apartment

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Kvarner



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# Apartment

Kostrena Sveta Lucija, Kostrena,  
Kvarner



**SUTEREN (-1)**



**PRIZEMLJE (0)**



**KAT (1)**

