

New development

Costabella, Rijeka, Kvarner



Ref	RE-U-33184-1
Type	New development
Region	Kvarner > Rijeka
Location	Costabella, Rijeka
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	43 sqm
Plot size	118 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 360 000

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We offer premium class complex of apartments in Costabella - Bivio - Kantrida 100m from the Sea with Stunning Views!

The following apartments are available:

33181- Apartment 1: A two-bedroom apartment of 102 sq.m. on the ground floor with garden, featuring a balcony and private garden of 40 sq.m. It also includes a separate storage room and two closed parking spaces. Price is 550 000 eur.

33183 - Apartment 2 : A two-bedroom apartment of 78 sq.m located on the 1st floor, featuring a balcony and a private garden. It also includes a separate storage room and one open and one closed parking space. Price is 435 000 eur.

33184- Apartment 3: A one-bedroom apartment of 43,44 sq.m. located on the 1st floor, featuring a balcony and a private garden. It also includes a separate storage room and one open parking space. Price is 310 000 eur.

Project Vision: This project embodies a vision for modern residential construction, focusing on contemporary solutions and quality of life in its apartments.

Description and Layout: The building spans four floors, housing four apartments of varying sizes, as well as a basement with parking facilities. Most parking spaces are situated in the basement, equipped with preparations for electric vehicle charging, including conduits for electricity. If a resident requires charging facilities, they will need to install cables and purchase the necessary power.

In addition to basement parking or external parking on the property, each apartment is assigned its own storage room. The main entrance to the building is located on the ground floor, accessible via an external staircase. Apartments are reached through a vertical communication system that includes a closed staircase and an elevator.

The design ensures that all apartments have living spaces oriented towards the south or west, with access to outdoor areas, providing maximum privacy and scenic views. The layout is optimized to make the most efficient use of space, offering ample storage solutions for wardrobes and other belongings. Each apartment has a designated wardrobe area in the entrance hall, complementing the spacious wardrobes in the bedrooms.

Materials and Installation: The building's structural framework consists of reinforced concrete with a thickness of 20-25 cm. Partition walls are constructed from either drywall or aerated concrete, depending on their requirements. Flooring in all living and bedroom areas is parquet, while bathrooms feature ceramic tiles. Both the apartments and balconies will use high-quality Italian ceramics. To minimize thermal loss and enhance energy efficiency, the facades will be clad with an ETICS system featuring 10 cm thick thermal insulation. The southern facade of the building displays a rhythmic arrangement of balconies, terraces, and wall surfaces, with balconies enclosed by glass spider railings. External joinery will be aluminum with integrated electric blinds or

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shutters.

Parking: Access to the property is from the southwest, with the approach road shared with another twin building to allow for wider access. The southern side of the property provides access for fire and other public service vehicles. Parking spaces are located in the basement, with five spaces in a closed garage. Four of these garage spaces are sized to accommodate persons with reduced mobility. Two parking spaces are uncovered and situated in the exterior part of the property.

Heating/Cooling: All apartments feature underfloor heating powered by an air-to-water heat pump, which also supplies hot water. Cooling is provided by a separate multi-split system with wall-mounted fan coil units in all rooms and the living area. Bathrooms are additionally equipped with wall-mounted electric radiators. External units are located on the roof to minimize noise and maximize the use of the property's garden.

Heat Pump: The heat pump system utilizes separate "All in One" units operating on an air-to-water principle with an internal floor unit and integrated hot water storage for each apartment. Internal units are positioned in niches along corridors or secondary spaces, designed to resemble built-in wardrobes with concealed installations. External heat pump units are mounted on concrete pedestals on the building's roof. These units use electricity to power the compressor and ambient air as a renewable energy source, addressing all heating and hot water needs.

Fan Coil Unit: Each apartment is equipped with wall-mounted fan coil units for heating and cooling. Installation is planned for living areas with kitchens and each bedroom. The system is manually vented and controlled via an infrared remote control. The fan coil units are designed to blend seamlessly into the space with a minimalist appearance while providing optimal comfort.

Joinery - Schüco ASE 60 Design Line: To maintain unobstructed views from the apartments, Schüco ASE 60 Design Line sliding doors were chosen. These doors offer narrow frame profiles for a visual connection between indoor and outdoor spaces, maintaining high-quality design even when open due to concealed hardware components. The threshold design facilitates easy access.

Elevator - Otis: For vertical communication between floors and improved building accessibility, Otis elevators have been selected. The interior design incorporates wood and stone materials, creating a modern aesthetic with elegant rounded corners, handrails, and ceiling lighting. Features include comfort, quiet operation, safety, reliability, and remote monitoring via REM™.

Location: The property is located in Costabella - Bivio, a highly attractive area due to its proximity to Rijeka, Opatija, the sea, and various amenities. Situated in the western part of Rijeka, the building is within walking distance to the sea, offering the opportunity to fully enjoy the summer season, fresh air, and panoramic views of the Kvarner Bay. The location is well-connected by major roads and highways to other parts of the city, Istria, the rest of Croatia, and neighboring countries. Opatija, renowned as a premier tourist and therapeutic destination, is easily accessible by main roads.

Unique Property Worth Considering on an Excellent Location!

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Costabella - Bivio - Marčeljeva Draga: A picturesque neighborhood along the western coast of Rijeka, offering an incredible blend of Mediterranean beauty and proximity to urban life. This coastal area attracts both locals and tourists seeking tranquility by the Adriatic Sea. The promenade along the coast provides stunning views of the sea, Kvarner coast, and islands, with refreshing sea breezes and captivating sunsets in the evenings. Bivio invites exploration and enjoyment of coastal charms, whether sunbathing on the beach, swimming in crystal-clear waters, or strolling along scenic coastal paths. It is an oasis of peace amidst the vibrant atmosphere of Rijeka, offering sea views, island panoramas, and the renowned Opatija Riviera.

Kantrida: The westernmost district of Rijeka, named after a large stone block once located at the site of a former market and quarry, Kantrida has always been a harmonious blend of industry and tourism. It grew alongside the '3. maj' shipyard, established in 1892. Notable symbols include the impressive swimming pool complex for water sports and the stadium complex for various sports. The swimming pool area features five pools of different sizes, offering ample opportunities for recreation and competition. The Kantrida Stadium serves football and athletics, with nearby facilities for volleyball and a pet-friendly beach. The district benefits from excellent transport and communal infrastructure, with schools, kindergartens, shops, and green spaces within close proximity. Kantrida also boasts a retirement home recognized as one of the finest in Croatia. While lacking large shopping centers, it is rich in small shops for quick purchases and excellent social and entertainment venues, including cafés, restaurants, and cultural centers. The neighborhood's high-rise buildings, with façades reflecting the colors of the HNK Rijeka team, have become symbols of the city.

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.

Property advantages:

- Garage
- Swimming pool
- Storage
- Floor heating
- Lift
- Garden
- Urbanized
- Modern

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Price per m²:
8.372 €

Average price/m² of this type
in this region:
5.401 €

Median price/m² of this type
in this region:
4.797 €

Average price/m² of this type
in Croatia:
4.523 €

Median price/m² of this type
in Croatia:
4.240 €

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VIŠEBITELJSKA DVOJINA
GRAĐEVINA

STAN 3 JEDNOKOMORNI 1. kat

STAN I ZAPOSLOVANJE	POVRŠINA	POSRE	P. (POSRE)
DR. (Bijegova ulica / Kraljica)	20.10	1.00	20.10
KUHINJA	4.00	1.00	4.00
Dnevni boravak	4.50	1.00	4.50
Soba 1	11.40	1.00	11.40
UKUPNO	40.00 m²		40.00 m²

STAN I GOSPODARNO	POVRŠINA	POSRE	P. (POSRE)
DR. (Bijegova ulica / Kraljica)	3.75	0.75	3.00
KUHINJA	3.75	0.75	3.00
UKUPNO	7.50 m²		6.00 m²

KAMENI POSREDIŠTE (POSREDIŠTE)	POVRŠINA	POSRE	P. (POSRE)
DR. (Bijegova ulica / Kraljica)	18.20	0.10	18.30
POSREDIŠTE	4.00	0.20	4.20
UKUPNO	22.20 m²		18.50 m²

posre
 kameno posređište



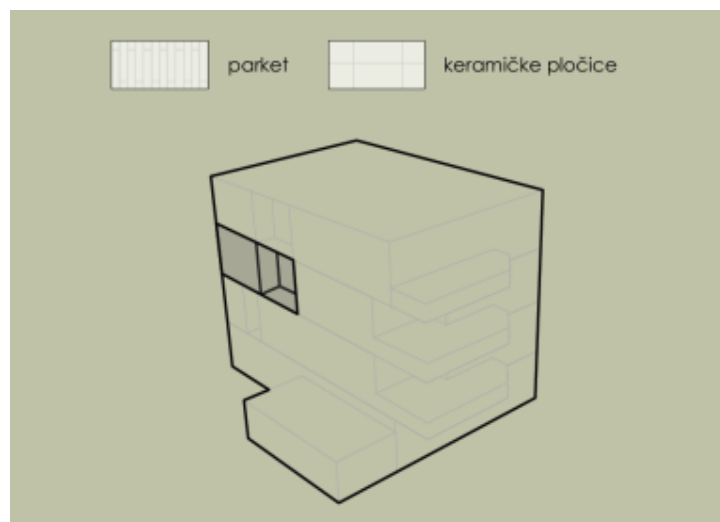
DRŽAVNA GEODEZIJA, J. L. 647



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	40,67 m ²		40,67 m ²
STAN 3, OTVORENO			
Lođa	3,76	0,75	2,82
	3,76 m²		2,82 m²
Pomoćni prostori, ZATVORENO			
Spremište 3	3,10	1,00	3,10
	3,10 m²		3,10 m²
Pomoćni prostori, OTVORENO			
Okućnica	118,24	0,10	11,82
Parkirno mjesto 6	14,87	0,25	3,72
	133,11 m²		15,54 m²
	180,64 m²		62,13 m²

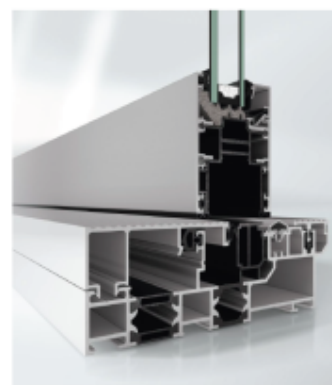


VANJSKI PROSTOR - Okućnice			
JEDINICA	OZNAKA	POVRŠINA	
Podrum			
STAN 2	Parkirno mjesto 7	12,50	
STAN 3	Parkirno mjesto 6	14,87	
Zajednički pr.	Okućnica	138,64	
Prizemlje			
STAN 1	Okućnica	40,66	
Zajednički pr.	Okućnica	69,76	
1. kat			
STAN 3	Okućnica	118,24	
Zajednički pr.	pokos	23,33	



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* FOTOGRAFIE SU DESKRIPTIVNE PRIRODE