

# Apartment

Costabella, Rijeka, Kvarner



<b>Ref</b>	RE-U-33183
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Costabella, Rijeka
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	78 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 510 000

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**COSTABELLA. BIVIO. KANTRIDA - A Truly Exclusive Residence, 100 meters from the sea!**

**STAN 2 - An exceptional 2-bedroom apartment of 78.50 m<sup>2</sup>, on the first floor, with a splendid view and spacious covered balcony. Auxiliary spaces include a separate storage room and both a covered and an open parking spot.**

**PROJECT VISION:** The project embodies a grand vision of modern residential construction, with an unwavering focus on innovative solutions and enhancing the quality of life within these homes.

**DESCRIPTION AND ORGANIZATION:** The entire edifice, spanning four floors, houses four apartments of varying sizes and a basement with garage facilities. The majority of parking spaces are located within the basement, equipped with preparations for electric vehicle charging—channels for electricity have been installed. If an owner requires a charging station, they need only extend the cables and purchase additional electricity capacity. In addition to basement and surface parking, each apartment is allocated its own storage room. The main entrance is positioned on the ground floor, accessible via an external staircase. Apartments are reached through a communication vertical, which includes an enclosed staircase and an elevator.

The design philosophy ensures that all apartments benefit from living spaces oriented south or west, with opportunities to step into the outdoor environment. Each apartment is crafted to maximize privacy and view potential. The layout has been meticulously planned to optimize space and accommodate storage for wardrobes and other essentials. Each apartment features a dedicated wardrobe space in the entrance area, supplementing the ample wardrobes in the bedrooms.

**MATERIALS AND INSTALLATIONS:** The structural core of the building is composed 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 sleeping areas is made of parquet, while bathrooms are fitted with ceramic tiles. Both the apartments and balconies will be adorned with Italian-quality ceramics. To minimize thermal loss and enhance energy efficiency, the facades will be covered with an ETICS system, featuring thermal insulation of 10 cm thickness. The southern façade of the building exhibits a rhythmic play of balconies, terraces, and wall surfaces. Balconies are enclosed with glass spider railings. The exterior joinery will be aluminum with integrated electric blinds or shutters.

**PARKING:** Access to the property is from the southwest, with an approach road shared with another duplex building. The southern side allows for access by fire and other public service vehicles. Parking areas are located in the basement. Five parking spots are situated within a closed garage, four of which are designed to accommodate persons with reduced mobility. Two additional parking spaces are uncovered and located in the exterior part of the property.

**HEATING/COOLING:** The apartments are equipped with underfloor heating powered by an air-to-water heat

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pump, which also provides hot water. Cooling is provided by individual multi-split systems, featuring wall-mounted fan coils in all rooms and the living area. Bathrooms will have additional wall-mounted electric radiators. External units are installed on the roof to reduce noise and preserve the aesthetic of the surrounding grounds.

**HEAT PUMP:** For heating and cooling, separate “All in One” heat pumps using the air-to-water principle with an internal floor unit and integrated domestic hot water tank will be employed for each apartment. Internal units will be installed in niches near corridors or ancillary spaces, designed to resemble built-in wardrobes with concealed installations. External heat pump units will be placed on concrete supports on the building’s roof. The equipment operates on electric energy, utilizing ambient air as a renewable energy source. This setup meets all heating and hot water needs.

**FAN COIL UNIT:** For supplementary heating and cooling, each apartment is fitted with wall-mounted fan coil units, positioned in living rooms with kitchens and in each bedroom separately. Air bleeding is manually performed on each fan coil unit, and operation is regulated via a remote control. Besides their functionality, the fan coil units are designed with a discreet and modern minimalist interface to enhance comfort without intruding on the living space.

**JOINERY - SCHÜCO ASE 60 DESIGN LINE:** To maintain an unobstructed view, the Schüco ASE 60 Design Line sliding door system has been selected. This system features narrow frame profiles that create a seamless connection between indoor and outdoor spaces, retaining its high-quality design even when open due to hidden hardware components. The threshold design caters to everyday needs for easier access.

**ELEVATOR - OTIS:** For vertical communication between floors and improved accessibility, OTIS elevators have been chosen. The internal design incorporates wood and stone materials, creating a modern aesthetic with elegant rounded corners, handrails, and ceiling lighting.

**LOCATION:** The parcel is situated in Costabella - Bivio, an area known for its proximity to Rijeka, Opatija, the sea, and various amenities, making it an exceedingly attractive location. The building is positioned in the western part of Rijeka. The immediate proximity to the sea, just a one-minute walk, allows for maximum enjoyment of the summer season, fresh air, and panoramic views of the Kvarner Bay. The location boasts excellent connectivity with fast roads and highways leading to other parts of the city, Istria, the rest of Croatia, and neighboring countries. To the west, Opatija, renowned for its beauty and therapeutic appeal, is accessible via the main road. This area is celebrated as a prime tourist destination, often referred to as the “pearl of the Adriatic coast.”

Nearby social amenities, such as kindergartens, schools, sports halls, and shops, are within a 2 km radius. The property is a mere 100 meters from the sea—an enviable distance that promises immediate beach access.

### **A UNIQUE PROPERTY DESERVING ATTENTION IN AN EXCELLENT LOCATION!!!**

**COSTABELLA - BIVIO - MARČELJEVA DRAGA:** A picturesque neighborhood nestled along the western coast of Rijeka, offering a breathtaking fusion of Mediterranean charm and proximity to urban amenities. This coastal area magnetically attracts locals and tourists seeking tranquility by the Adriatic Sea. The promenade along the

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coast offers a stunning view of the sea, the Kvarner coastline, and the islands. Walking this promenade, one can experience the refreshing breeze carrying the scent of salt and sea air. Particularly in the evenings, the sunset presents a spectacular display of orange, pink, and purple hues, providing unforgettable moments. Bivio invites exploration and enjoyment of the coastal allure, be it sunbathing on the beach, immersing in crystal-clear waters, or strolling along scenic coastal paths. Bivio is a haven of Mediterranean ambiance and coastal charm, whether you are a nature enthusiast, seeking seaside relaxation, or searching for a home, Bivio offers an unforgettable experience. It stands as an oasis of tranquility amidst the vibrant city atmosphere of Rijeka, providing views of the sea, islands, and the renowned Opatija Riviera.

**KANTRIDA:** The most western district of Rijeka, named after the large stone block known as 'stolica,' once located at the former market and quarry. Kantrida has always been a harmonious blend of industry and tourism, growing alongside the shipyard '3. maj,' established in 1892. Symbols of this district include the impressive swimming pool complex, which caters to water sports enthusiasts, and the stadium complex, offering opportunities for various sports activities. The pool complex, located at the city beach, is an architecturally intriguing space offering extensive opportunities for water sports, recreational activities, and athlete training. It is a sports-recreational-entertainment complex with five pools of different sizes, meeting the highest standards. Nearby amenities make it a desirable location for recreation and entertainment. The Kantrida Stadium, situated between the 3. maj Sports and Recreation Center, the Kantrida Athletic Hall, and the Kantrida Pools, primarily serves football and athletics, with occasional concerts and tournaments. Nearby, a sand volleyball court and a dog-friendly beach are also available.

Kindergartens, schools, good transportation connections to the city center, social and cultural facilities, and numerous beaches contribute to the harmonious nature of this part of Rijeka. The history of the Kantrida Primary School dates back to 1909, with notable achievements in various competitions and a dedicated teaching staff. Kantrida boasts excellent infrastructure, including schools, shops, banks, post offices, and green spaces. It is also home to one of Croatia's most beautiful retirement homes. While there are no large shopping centers, Kantrida is abundant with small shops ideal for quick purchases, as well as a range of social and entertainment venues, including cafés, restaurants, and cultural centers. The skyline of Kantrida is adorned with high-rise buildings, whose residents have renovated their facades in the colors of HNK 'Rijeka,' becoming a symbol of the city's character.

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

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Floor heating  
Lift  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
6.538 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.113 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.018 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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VISEBRTELJSKA DVOJNA GRADEVINA

### STAN 2

BRANISAVSKI STAN 2 K/42

PROJEKCIJA	KOD	PLOŠTINA
STAN 1 - SPOLJNO		26,49
DE / BLAGOVANJE / KUHINJA	1,00	24,49
Spoljni balkon	8,80	1,00
Spoljni balkon	2,69	1,00
Koridor	4,50	1,00
Spoljni	11,46	1,00
ost	3,13	1,00
<b>UKUPNO</b>		<b>55,96 m<sup>2</sup></b>
STAN 1 - UNUTRANJE		14,48
Ložnica	6,29	3,34
<b>UKUPNO</b>		<b>14,48 m<sup>2</sup></b>
<b>Površina po prostoru UNUTRANJE</b>		
Prostora za spavanje 3	25,46	5,30
Koridor	3,13	1,00
Spoljni 2	28,68	11,80
<b>Površina po prostoru UNUTRANJE</b>		
Prostora za spavanje 2	12,56	3,13
<b>UKUPNO</b>		<b>55,77 m<sup>2</sup></b>


PROJEKCIJA DOPISUJEM 1:100




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



SUDO 2	11,48	1,00	11,48
wc	3,10	1,00	3,10
		<b>59,98 m<sup>2</sup></b>	<b>59,98 m<sup>2</sup></b>
<b>STAN 2, OTVORENO</b>			
Balkon	14,43	0,50	7,22
Lođa	4,09	0,75	3,06
		<b>18,52 m<sup>2</sup></b>	<b>10,28 m<sup>2</sup></b>
<b>Pomoćni prostori, ZATVORENO</b>			
Parkirno mjesto 5	25,40	0,50	12,70
Spremište 2	3,10	1,00	3,10
		<b>28,50 m<sup>2</sup></b>	<b>15,80 m<sup>2</sup></b>
<b>Pomoćni prostori, OTVORENO</b>			
Parkirno mjesto 7	12,50	0,25	3,13
		<b>12,50 m<sup>2</sup></b>	<b>3,13 m<sup>2</sup></b>
		<b>119,50 m<sup>2</sup></b>	<b>89,19 m<sup>2</sup></b>

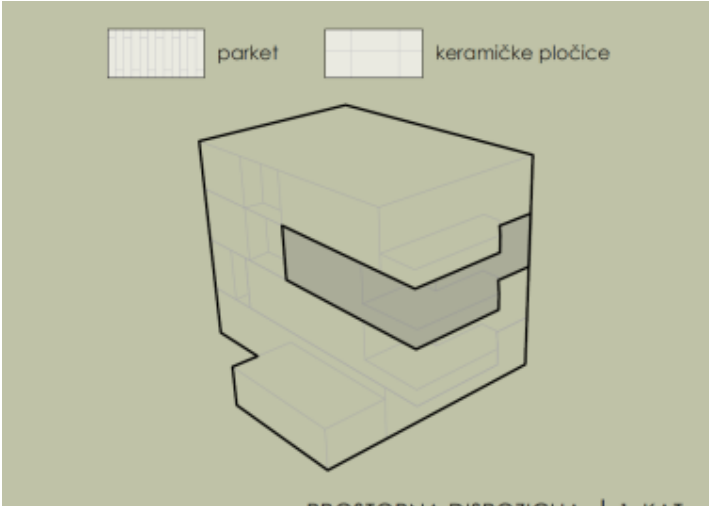


VŠEROSTELSKA DVOJNA GRAĐEVINA

**PARKING**

POMOĆNI PROSTOR	POVRŠINA	NOŠT	P. KAT
<b>Pomoćni prostori, ZATVORENO</b>			
Parkirno mjesto 1	12,50	0,50	4,21
Parkirno mjesto 2	12,50	0,50	4,40
Parkirno mjesto 3	17,46	0,50	8,51
Parkirno mjesto 4	28,20	0,50	11,21
Parkirno mjesto 5	25,40	0,50	12,50
		<b>81,16 m<sup>2</sup></b>	<b>37,83 m<sup>2</sup></b>
<b>Pomoćni prostori, OTVORENO</b>			
Parkirno mjesto 6	14,87	0,50	3,00
Parkirno mjesto 7	12,50	0,25	3,13
		<b>27,37 m<sup>2</sup></b>	<b>6,13 m<sup>2</sup></b>
		<b>114,48 m<sup>2</sup></b>	<b>43,96 m<sup>2</sup></b>

PROSTORNA DISPOZICIJA | PODRUM

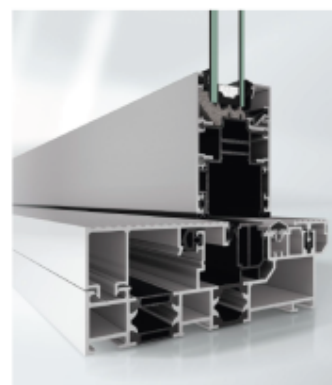


parket      keramičke pločice

PROSTORNA DISPOZICIJA | 1. KAT

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\* FOTOGRAFIE SU DESKRIPTIVNE PRIBROJE