



RefRE-U-35887TypeApartmentRegionKvarner → Rijeka

LocationRijekaFront lineNoSea viewYesFloorspace96 sqmPlot size275 sqmNo. of bedrooms3

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No. of bathrooms 2
Price € 675 000

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Modern Ground Floor Apartment with Panoramic Views in Rijeka, Kozala!

EXCLUSIVE NEW DEVELOPMENT!

Experience luxury living in a villa with three exclusive residential units, each offering breathtaking views of the Kvarner Bay and nearby islands. Nestled in a peaceful, green area of Kozala, Rijeka, this property is just minutes away from essential amenities.

Each apartment is located on a separate floor, designed to ensure maximum privacy. With **interior spaces of nearly 100 m²** and an additional **200 m² of terraces and landscaped areas**, including private heated pools, these apartments are truly one-of-a-kind in the region.

Key Features:

- Equipped with the latest comfort and energy efficiency technologies.
- High-quality thermal façade for optimal insulation.
- Daikin A+++ underfloor heating and cooling system with a heat pump and integrated water heater for year-round comfort.
- Underfloor heating throughout and fan-coil units in every room.
- Nine parking spaces, including three EV charging stations.

Ground Floor Apartment Highlights:

- Net living area: 96 m²
- Three spacious bedrooms, including a master bedroom with an en-suite bathroom.
- Two modern bathrooms.
- Open-concept living area with a kitchen and dining room.
- A **53 m² terrace** with an outdoor dining area and kitchen, perfect for entertaining.
- Private garden and a **24** m² heated counter-current swimming pool with electrolysis and premium lining.
- Includes three private parking spaces, one equipped with an EV charging station.

Location:

Situated in a quiet residential zone, this property boasts stunning panoramic sea views.



Completion Date:

Scheduled for mid-2025.

The apartments are sold unfurnished, offering buyers the opportunity to design and personalize their spaces to reflect their unique tastes.

Don't miss out on this exceptional opportunity to own a contemporary, luxurious apartment in one of Rijeka's most desirable locations. Contact us today for more details!

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.



Price per m²: 7031 €

Average price/m² of this type in this region: 4253 €

Median price/m² of this type in this region: 3923 €

Average price/m² of this type in Croatia: 4483 € Median price/m² of this type in Croatia: 4130 €

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