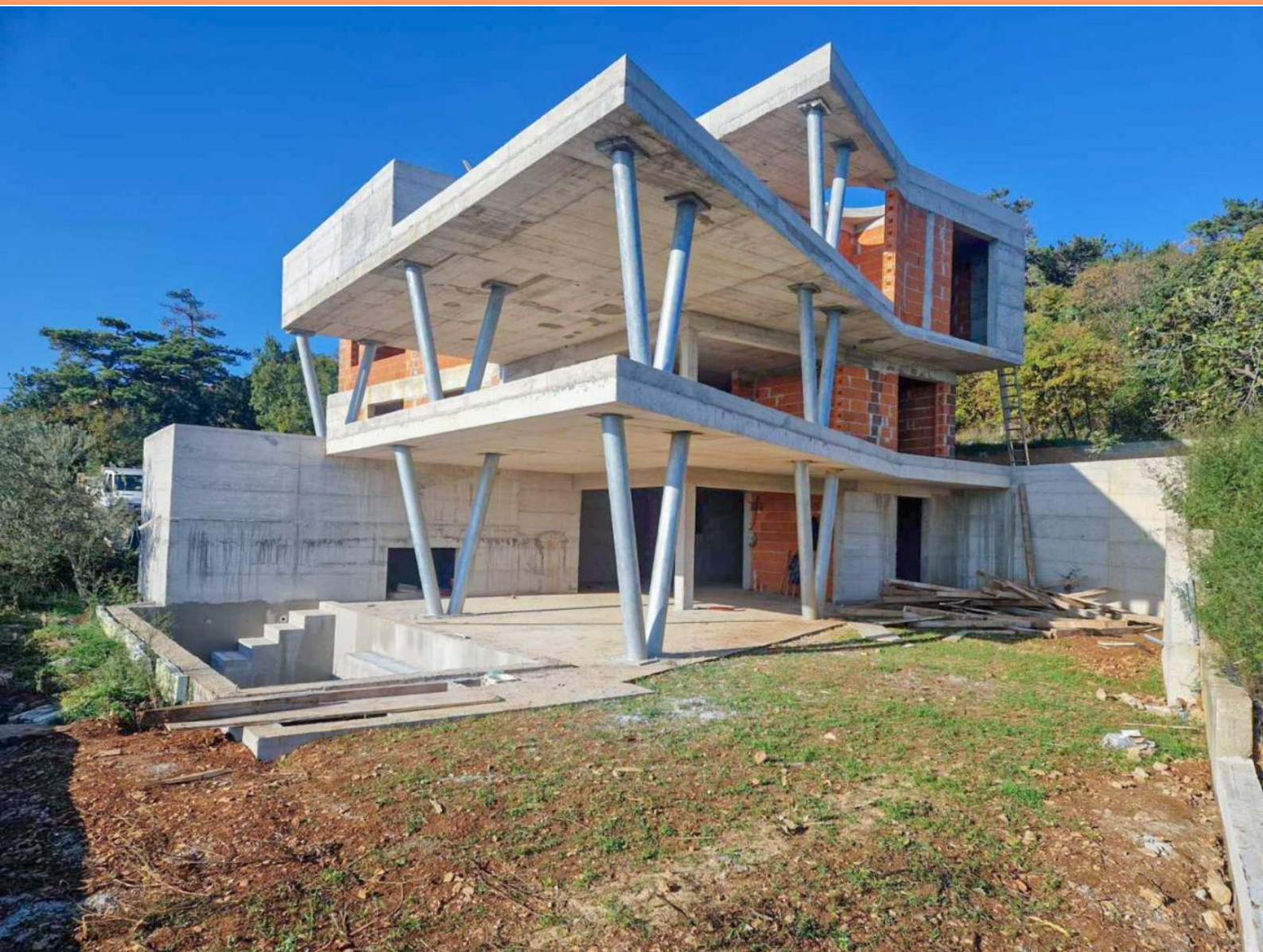


Apartment

Rijeka, Kvarner



Ref	RE-U-35887
Type	Apartment
Region	Kvarner › Rijeka
Location	Rijeka
Front line	No
Sea view	Yes
Floorspace	96 sqm
Plot size	275 sqm
No. of bedrooms	3

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Rijeka, Kvarner



No. of bathrooms

2

Price

€ 700 000

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.

Apartment

Rijeka, Kvarner



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.

Apartment

Rijeka, Kvarner



Price per m²:
7292 €

Average price/m² of this type
in this region:
4196 €

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

Average price/m² of this type
in Croatia:
4481 €

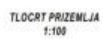
Median price/m² of this type
in Croatia:
4135 €

Apartment

Rijeka, Kvarner



Apartment Rijeka, Kvarner



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1949.02	1949.02	1949.02
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1956.03	1956.03	1956.03

PRIZEMLJE

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