

RefRE-U-35888TypeApartmentRegionKvarner → Rijeka

LocationRijekaFront lineNoSea viewYes

Floorspace 100 sqm **Plot size** 180 sqm

No. of bedrooms 3

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No. of bathrooms 2
Price € 650 000



Exclusive New Development: Luxury Villa with Three Modern Apartments Overlooking the Kvarner Bay!

Discover a premium living experience in this **exclusive villa** located in the tranquil Kozala district of Rijeka. Nestled amidst lush greenery and boasting stunning views of the Kvarner Bay and nearby islands, this property is just minutes from all essential amenities, combining convenience with serenity.

Property Highlights:

- Three luxury apartments—each occupying a separate floor to ensure maximum privacy.
- Spacious interiors of nearly 100 m², complemented by 200 m² of terraces and landscaped areas.
- Private **heated swimming pools** for each unit, offering unparalleled comfort and exclusivity.

Energy-Efficient Design:

This villa is equipped with the latest technology for ultimate comfort and efficiency:

- High-quality thermal façade insulation.
- Daikin A+++ underfloor heating and cooling system with integrated water heating via a heat pump.
- Underfloor heating throughout and fan-coil units in all rooms for precise climate control.
- Nine parking spaces, including three with electric vehicle charging stations.

First-Floor Apartment:

- Net living area: 99.92 m²
- Three spacious bedrooms, including a master bedroom with an en-suite bathroom.
- Two modern bathrooms.
- Open-concept living room with a kitchen and dining area.
- Covered **60 m² terrace** with an outdoor dining area and kitchen.
- Private 103 m² garden.
- Heated 17 m² counter-current swimming pool with electrolysis and premium lining.
- Three private parking spaces, one equipped with an EV charger.

Location and Lifestyle:

- Situated in a **peaceful residential area** with panoramic sea views.
- Enjoy tranquility while being minutes away from schools, shops, restaurants, and other key amenities.



Completion Timeline:

Expected completion is set for mid-2025.

Customizable Interior Design:

Apartments are sold unfurnished, allowing owners to tailor their living spaces to reflect their personal style and preferences.

Don't miss this incredible opportunity to own a modern, energy-efficient, and luxurious home with breathtaking views

Contact us today to learn more and secure your future dream home!

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: 6500 €

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: 4478 € Median price/m² of this type in Croatia: 4127 €

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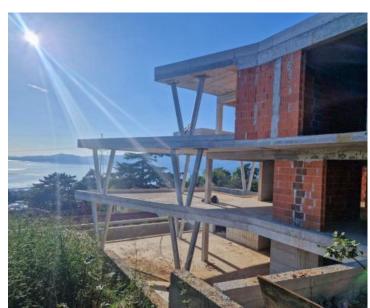






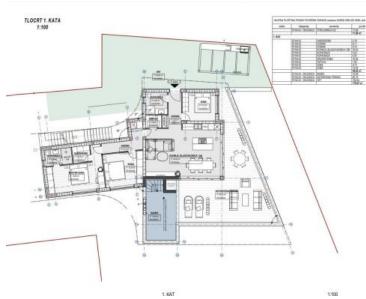












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