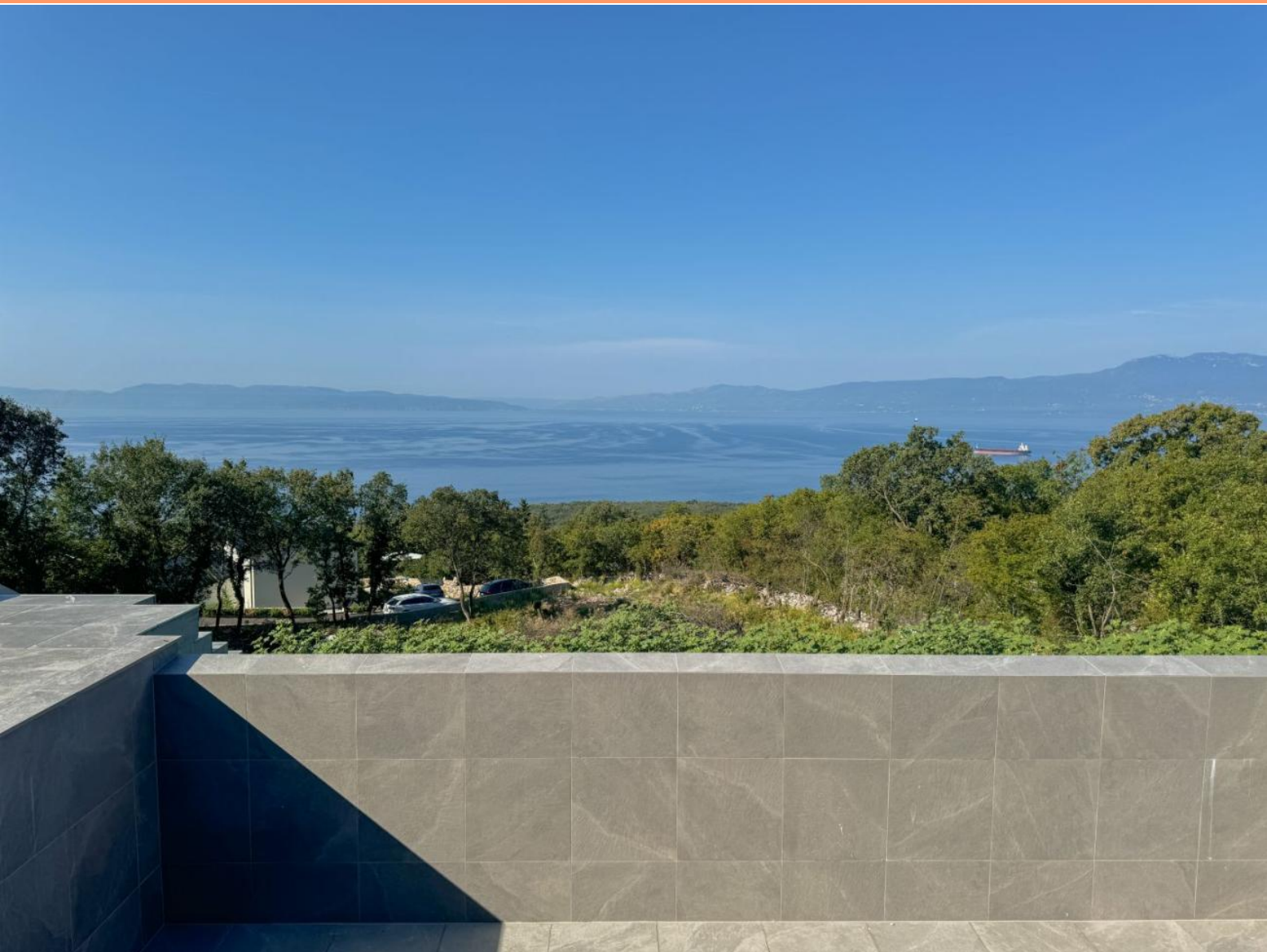


Villa

Kostrena Sveta Barbara, Kvarner



| | |
|------------------------|------------------------|
| Ref | RE-U-36341 |
| Type | Villa |
| Region | Kvarner > Rijeka |
| Location | Kostrena Sveta Barbara |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 1420 m |
| Floorspace | 213 sqm |
| Plot size | 70 sqm |

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

Villa

Kostrena Sveta Barbara, Kvarner



| | |
|-------------------------|-------------|
| No. of bedrooms | 4 |
| No. of bathrooms | 3 |
| Price | € 1 095 000 |

Villa

Kostrena Sveta Barbara, Kvarner



Exclusive 213 sq.m. Villa with Infinity Pool, Garage, Garden, and Panoramic Sea View in Kostrena, cca. 1400 Meters from the Sea!

Discover an extraordinary property in an exclusive private complex in Kostrena, featuring only two villas. This stunning modern residence offers the perfect blend of luxury, comfort, and serene natural surroundings. The gated complex ensures complete privacy, with each villa enjoying its own fenced plot, infinity pool, and garage.

Property Details

- **Total Area:** 213 sq.m.
- **Land Plot:** 70 sq.m., including a garden perfect for a barbecue oasis.
- **Layout:**
 - **Basement:** Hallway, dressing room, study or guest room, bathroom, storage room, and open-plan living area with a kitchen and dining space that opens onto a terrace with breathtaking sea views.
 - **Ground Floor:** Three spacious bedrooms, two bathrooms, a dressing room, garage, and terrace.

Key Features

- **Infinity Pool:** A stunning overflowing pool that enhances the property's luxurious appeal.
- **High-Quality Construction:**
 - Equipped with a heat pump for heating and cooling.
 - Separate cooling system and underfloor heating in all rooms.
 - Schüco sliding walls allow natural light to flood the interiors and offer spectacular panoramic sea views.
 - Elegant Villeroy & Boch sanitary ware.
 - Thermal insulation on the facade for improved energy efficiency.

Location Highlights

Situated in a peaceful cul-de-sac above Kostrena, this villa enjoys a prime location:

- Just a **2-minute drive to the beach.**
- Only **10 minutes from Rijeka city center.**

Kostrena is a coveted location, offering a tranquil yet convenient base with access to various popular destinations.

Villa

Kostrena Sveta Barbara, Kvarner



Why Choose This Property?

This exclusive villa combines sophisticated design, top-quality materials, and a sought-after location. Its thoughtfully designed spaces, panoramic sea views, and proximity to amenities make it an exceptional opportunity for discerning buyers seeking a luxurious coastal lifestyle.

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
- Storage
- Floor heating
- Garden
- Modern

Villa

Kostrena Sveta Barbara, Kvarner



Price per m²:
5.141 €

Average price/m² of this type
in this region:
4.741 €

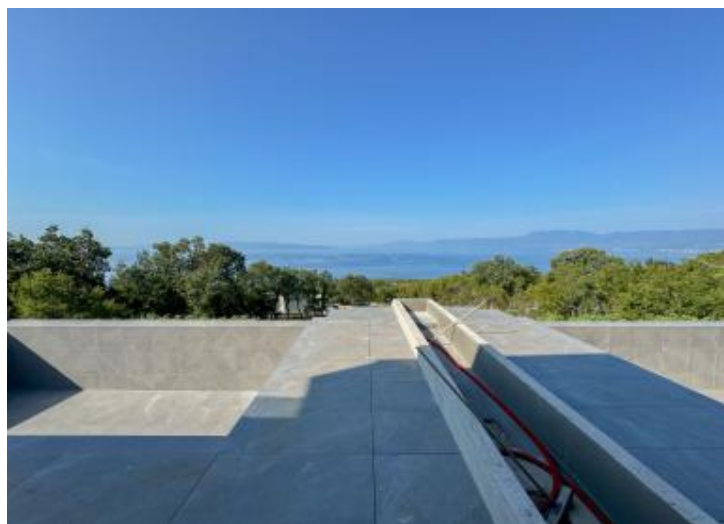
Median price/m² of this type
in this region:
3.586 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Kostrena Sveta Barbara, Kvarner



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