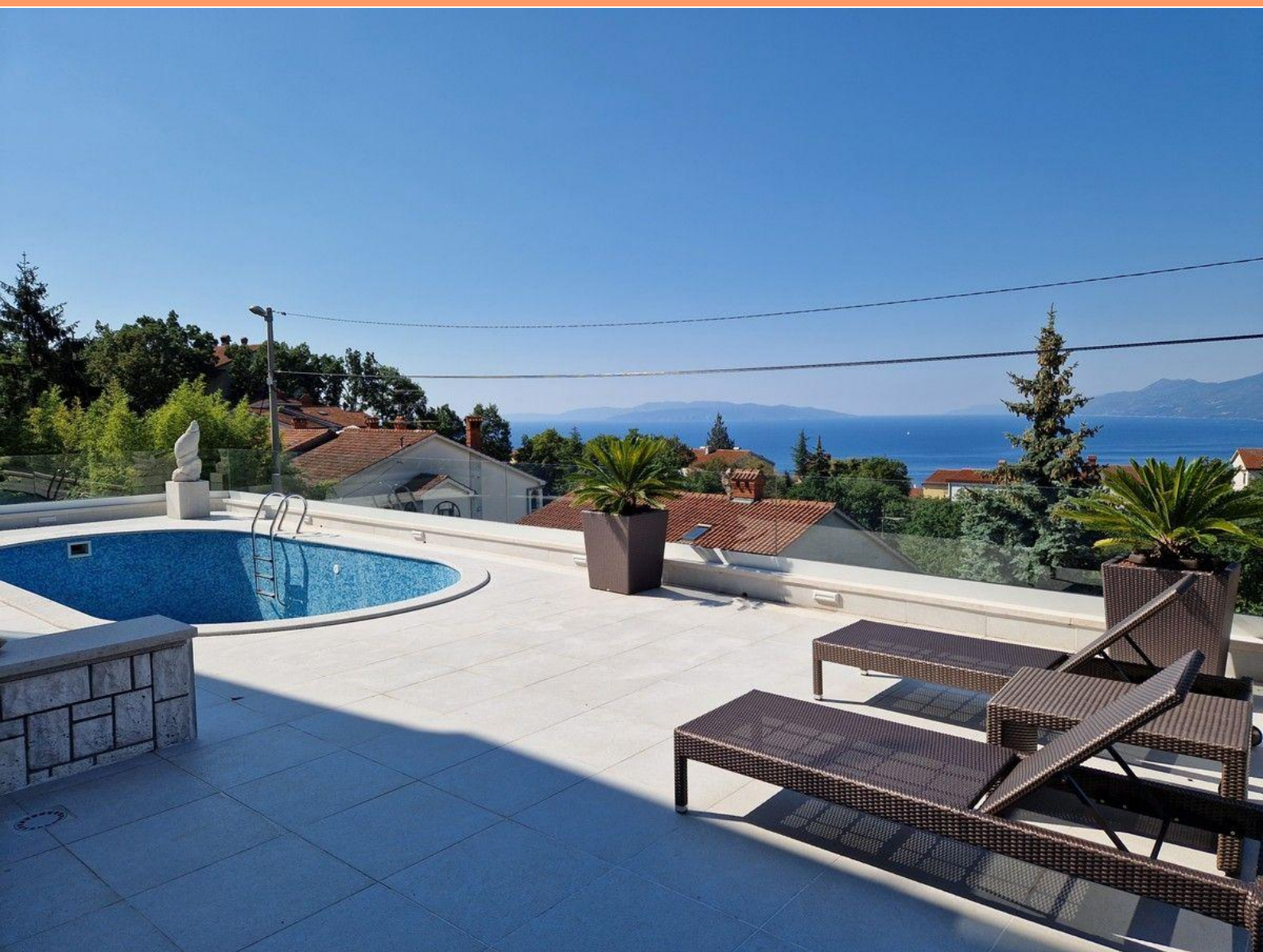


Villa

Rijeka, Kvarner



Ref	RE-U-36044
Type	Villa
Region	Kvarner › Rijeka
Location	Rijeka
Front line	No
Sea view	Yes
Floorspace	750 sqm
Plot size	1400 sqm
No. of bedrooms	11

Villa

Rijeka, Kvarner



No. of bathrooms

7

Price

€ 2 950 000

Luxury Villa with Swimming Pool for Sale in Rijeka! Wonderful Sea Views!

An impressive villa is available for sale in the prestigious neighborhood of **Martinkovac**, located on a **1,400 m² plot**. Positioned just **7 km from the center of Rijeka** and **4 km from Opatija**, this property offers an exceptional blend of privacy, comfort, and convenience.

Built in **2015** and **renovated in 2023**, the villa spans a **total area of 750 m²** and is divided into **five separate residential units**. High-quality **Italian materials** have been used throughout, ensuring a luxurious and refined living space.

The villa features a **swimming pool with breathtaking panoramic views** of the sea, nearby islands, and Opatija. The beautifully **landscaped garden** includes a **barbecue area** and a **garden house**, providing a perfect setting for outdoor gatherings.

Heating is provided through a **shared boiler room**, while built-in **air conditioners** add additional comfort. To enhance energy efficiency and reduce utility costs, the property also utilizes **solar panels** as an alternative energy source.

There is an **option to purchase individual floors**, making this an excellent opportunity for both investment and personal use.

This **prestigious villa** offers the perfect combination of elegance, modern living, and an outstanding location.

About Srdoči - A Desirable Residential Neighborhood

Srdoči is a well-developed **residential district** on the western side of Rijeka, known for its excellent infrastructure and connectivity. It provides **quick access** to the city center and other parts of Kvarner and Croatia.

The neighborhood offers a **high standard of living**, with essential amenities such as healthcare facilities, schools, kindergartens, banks, post offices, shops, and a variety of entertainment, sports, and recreational options.

Srdoči is also recognized for its **strong educational and sports culture**. The local **Srdoči Elementary School**, established in 1986, continues to expand each year due to its extensive academic and extracurricular offerings. The school features a **modern sports hall** and a recently renovated **outdoor playground** with artificial turf, making it a hub for various sports activities.

The district has **32 streets**, many of which are named after famous writers, including **Ante Modrušan, Antun Branko Šimić, Antun Gustav Matoš, Dobriša Cesarić, Dragutin Tadijanović, Gustav Krklec, Mate**

Villa

Rijeka, Kvarner



Lovrak, Miroslav Krleža, and Tin Ujević.

With its excellent infrastructure, vibrant community, and close proximity to both Rijeka and Opatija, **Srdoči is one of the most sought-after areas for modern and comfortable living.** This luxury villa presents a **rare opportunity** to own a prestigious home in one of Rijeka's most desirable locations.

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:

Swimming pool
Garden
Urbanized
Modern

Villa

Rijeka, Kvarner



Price per m²:
3.933 €

Average price/m² of this type
in this region:
4.775 €

Median price/m² of this type
in this region:
3.567 €

Average price/m² of this type
in Croatia:
4.566 €

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

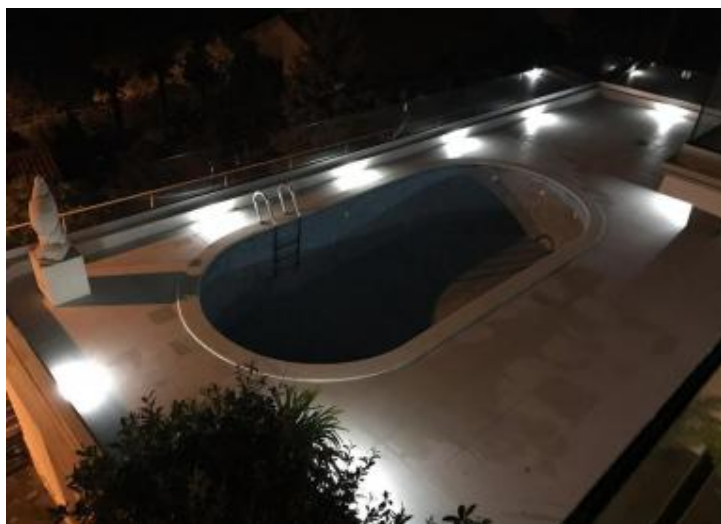
Villa

Rijeka, Kvarner



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Villa

Rijeka, Kvarner

