

Villa

Costabella, Kvarner



Ref	RE-U-32132
Type	Villa
Region	Kvarner > Rijeka
Location	Costabella
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	300 sqm
Plot size	1100 sqm

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No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 000 000

Luxury Villa with Sea Views and Pool in Costabella, Rijeka - 450m² on a 1,100m² Landscaped Land Plot!

This stunning, fully furnished villa is located in the peaceful and exclusive Costabella area of Rijeka, near the enchanting Opatija. Positioned in a tranquil setting yet close to all essential amenities, it offers a perfect balance of privacy, comfort, and accessibility.

Property Highlights:

- Panoramic sea views over the entire Kvarner Bay
- Spacious 450m² interior, spread over three levels:
 - Basement – A vast space with high ceilings (up to 3m) that can be converted into a wine cellar, gym, home cinema, wellness area, or game room
 - Ground Floor – A newly renovated apartment featuring an entrance hall, kitchen, living room, two bedrooms, two bathrooms, two terraces, and access to the garden
 - A separate studio apartment with a bathroom and a large terrace overlooking the sea and pool
 - First Floor – Another apartment with an entrance hall, kitchen, living room, two bedrooms, two bathrooms, and three terraces

Luxury Features & Outdoor Space:

- Recently renovated façade, garden, and ground-floor apartment with premium materials
- Floor-to-ceiling windows that fill the interior with natural light
- Terraces on both floors, perfect for morning coffee with breathtaking sea views

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- Outdoor entertainment area with a BBQ zone, sun deck, and a large dining table under a pergola
- Mediterranean-style garden, carefully landscaped and maintained
- 100m³ underground rainwater cistern with a built-in pump for irrigation

Prime Location:

- 5-minute walk to the beach (400m aerial distance, 700m by road)
- Quick access to Rijeka and Opatija for fine dining, shopping, and entertainment
- Only 30 minutes from Krk Island via a fast road connection

This exceptional villa is perfect for luxurious family living or as a premium investment for high-end tourism. A rare opportunity in one of the most desirable locations on the Adriatic coast!

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.

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Price per m²:
3333 €

Average price/m² of this type
in this region:
4369 €

Median price/m² of this type
in this region:
3539 €

Average price/m² of this type
in Croatia:
4696 €

Median price/m² of this type
in Croatia:
3865 €

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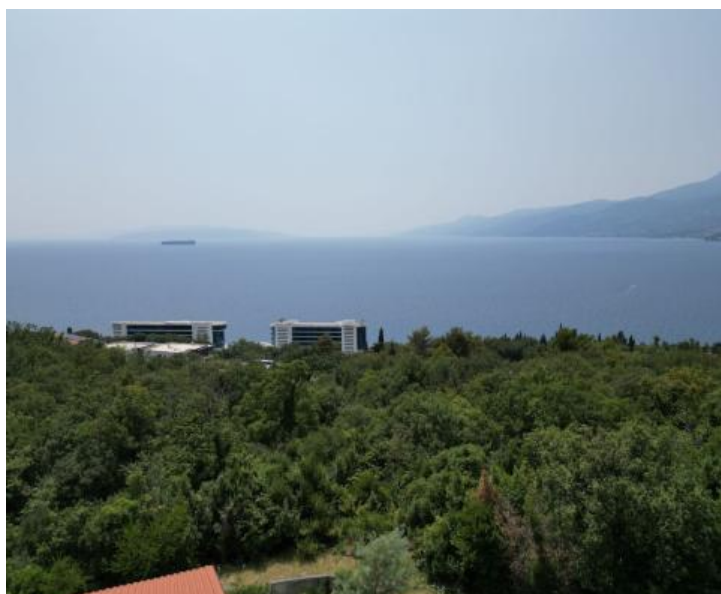
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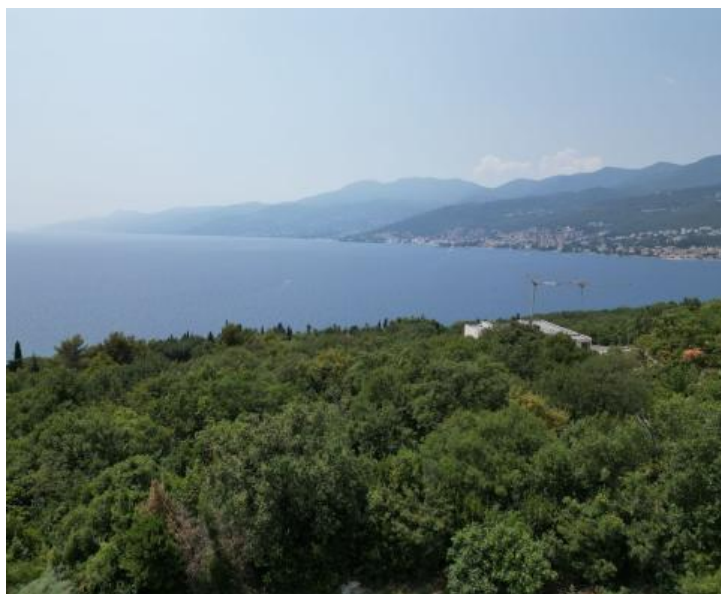
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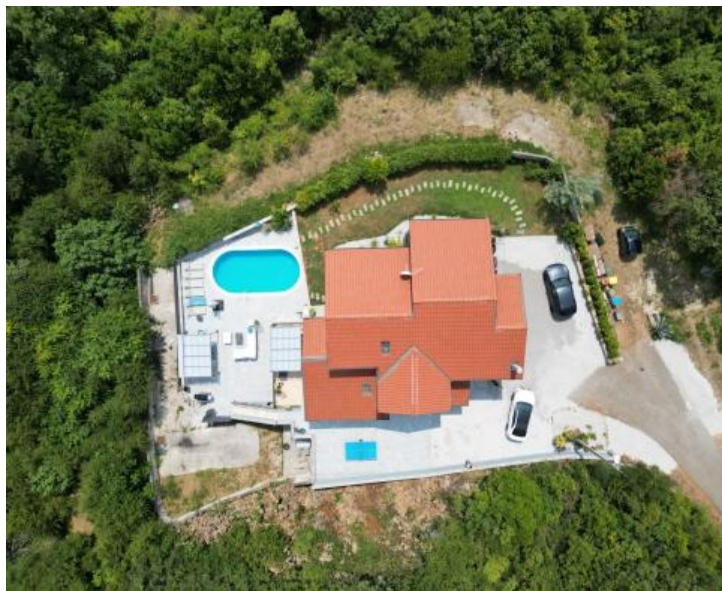
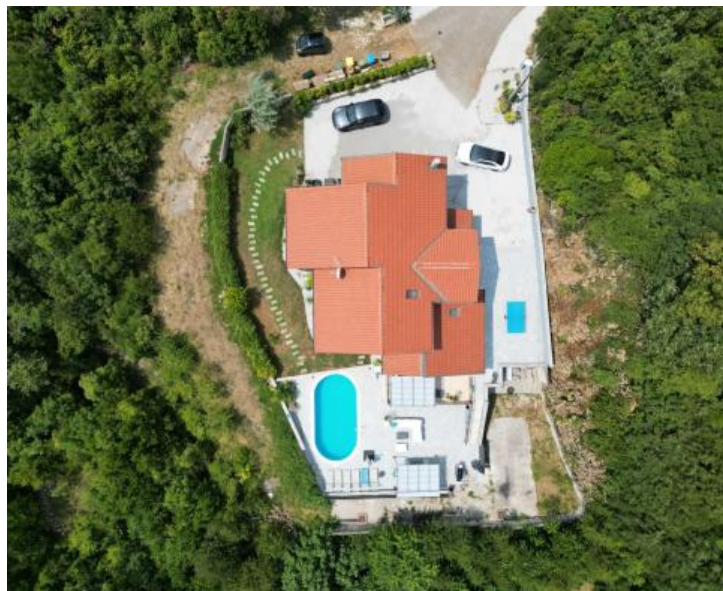
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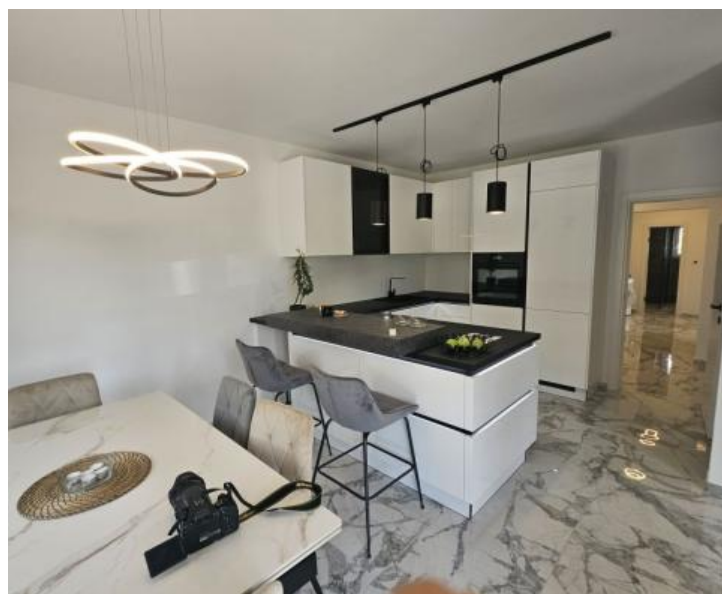
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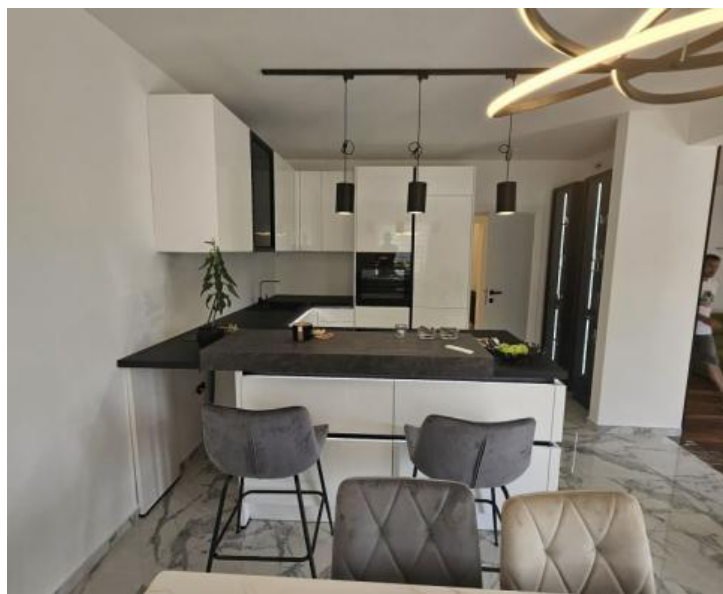
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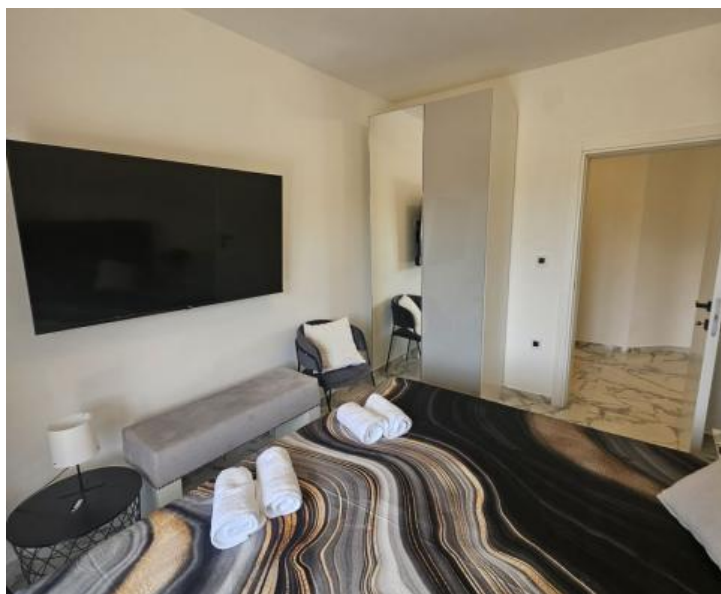
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