

House

Kostrena, Kvarner



Ref	RE-U-41652
Type	House
Region	Kvarner › Rijeka
Location	Kostrena
Front line	No
Sea view	Yes
Floorspace	170 sqm
Plot size	622 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 615 000

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A renovation opportunity in the highly desirable area of Kostrena offers the chance to transform a detached house into a luxury villa with a swimming pool, garden, and stunning sea views. Set on a 622 m² land plot, the house spans a total of 170 m² and is designed across three levels: ground floor, first floor, and a high attic. This project is ideal for those looking to create a high-end family home or vacation property near the coast.

The ground floor includes an entrance hall, a spacious open-plan living room with kitchen and dining area, a bathroom with toilet, and a laundry room. On the first floor, there are three bedrooms, two modern bathrooms, a hallway, and a beautiful terrace offering panoramic sea views. The high attic features a large bedroom, a wellness room, and a children's playroom, providing both relaxation and entertainment space.

The living room opens onto an additional terrace, enhancing the sense of openness and maximizing the sea view. The property is being sold in a turnkey phase, allowing the future owner to complete the final design and finishes. Infrastructure is already in place for solar heating and an electric vehicle charging station. The garden includes space for multiple parking spots and a planned swimming pool, offering ideal conditions for outdoor living and leisure.

Located in a peaceful and green setting, the property ensures privacy while maintaining easy access to all essential amenities. The combination of natural surroundings and sea views creates a perfect atmosphere for a serene lifestyle, whether year-round or seasonal.

Kostrena, located along the coast of the Kvarner Bay near Rijeka, is known for its clear waters, well-maintained beaches, and lush greenery. The area is ideal for nature lovers and those who enjoy an active lifestyle, with parks, cycling paths, and outdoor recreation at every turn. Though tranquil and village-like, Kostrena is just a few kilometers from Rijeka, the main cultural and economic hub of the region, and within easy reach of other popular destinations such as Opatija and Crikvenica.

Combining traditional coastal charm with modern infrastructure, Kostrena offers all the amenities needed for comfortable living, including shops, restaurants, schools, and health services. The village is well-connected by road, and the nearest airport is in Rijeka, adding to the convenience for both residents and visitors.

With its balance of peaceful coastal living and proximity to urban life, this property is an exceptional investment for anyone looking to create a luxurious private residence or a profitable tourist rental in one of the most attractive regions of the Croatian 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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Property advantages:

Swimming pool

Spa

Garden

Detached

Urbanized

Modern

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Price per m²:
3.618 €

Average price/m² of this type
in this region:
2.240 €

Median price/m² of this type
in this region:
2.160 €

Average price/m² of this type
in Croatia:
3.034 €

Median price/m² of this type
in Croatia:
2.624 €

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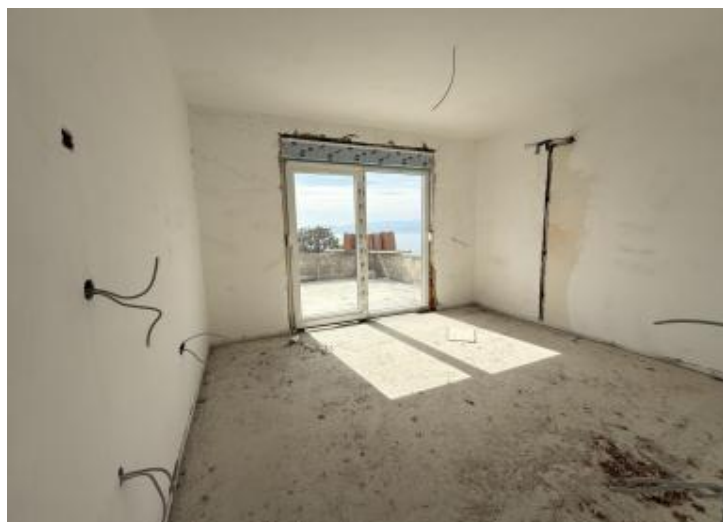
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