

# Apartment

## Rijeka, Kvarner



<b>Ref</b>	RE-U-43137
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Rijeka
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	140 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 744 000

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Rijeka, Kantrida – Spacious 140 m<sup>2</sup> apartment in a luxury new building just 250 meters from the sea, featuring a garage, panoramic sea views, and a unique modern architectural design.

This exceptional development is ideally positioned between Rijeka and the coastal town of Opatija, in the prestigious Kantrida neighborhood, one of the most sought-after residential areas in the Kvarner Bay. The building comprises 29 exclusive apartments, located on a quiet cul-de-sac with no traffic. Surrounded by fully developed neighboring properties, it ensures unobstructed sea views and a serene, high-quality living environment. Every apartment, including those on the ground floor, offers panoramic views of the Adriatic Sea. The project is situated in a prime micro-location just below the well-known Rio Apartments Kantrida.

The building features two underground garage levels with a total of 68 parking spaces and private storage units for each apartment.

Apartment S26, located on the 4th floor, spans 140 m<sup>2</sup> (net area with coefficients) and offers three bedrooms, an additional room, two modern bathrooms, a fully equipped kitchen, dining area, and a bright living room opening onto a covered terrace with stunning panoramic sea views. The gross area of the apartment is 160 m<sup>2</sup>, while the usable living space is 129 m<sup>2</sup>.

Premium features include south-facing living rooms, three separate entrances creating privacy and a community atmosphere, spacious garage parking, elevator access, security doors, underfloor heating with a heat pump system, and impressive 280 cm ceiling height. High-quality aluminum joinery with large south-facing sliding doors and electric shutters, Austrian parquet floors, premium ceramics, top-quality sanitary fixtures, and soundproofing in the walls complete the sophisticated design.

The apartment includes two comfortable garage parking spaces and a private storage room.

This micro-location offers unparalleled convenience, with the sea just 250 meters away, reachable in a 4-minute walk. Nearby amenities include shops, schools, sports facilities, a beach, restaurants, and a city swimming pool for swimmers and water polo enthusiasts. The center of Rijeka is only 10 minutes away by car, and Opatija can be reached in just 12 minutes. The property is closer to the sea than the neighboring Rio Kantrida development.

This is a rare opportunity to acquire a top-quality new apartment in Kvarner, combining modern living, comfort, and breathtaking panoramic sea views. Property visits and consultations in German are available through a trusted agent.

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:

- Garage
- Swimming pool
- Storage
- Floor heating
- Lift
- Urbanized
- Modern

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Price per m<sup>2</sup>:  
5.314 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.179 €

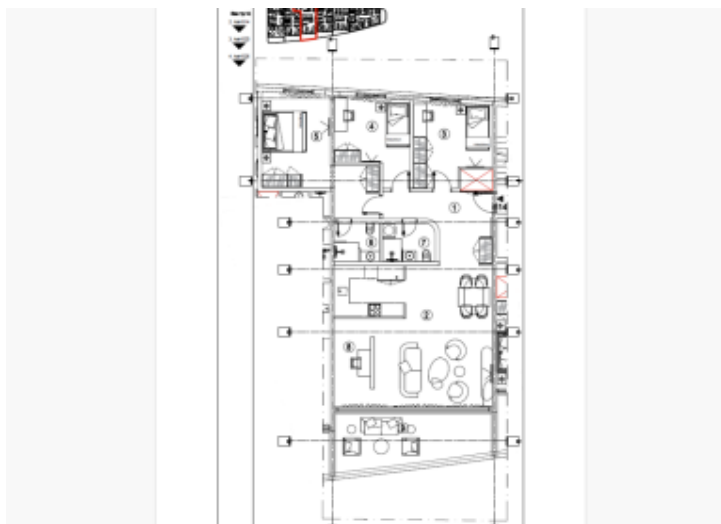
Median price/m<sup>2</sup> of this type  
in this region:  
4.052 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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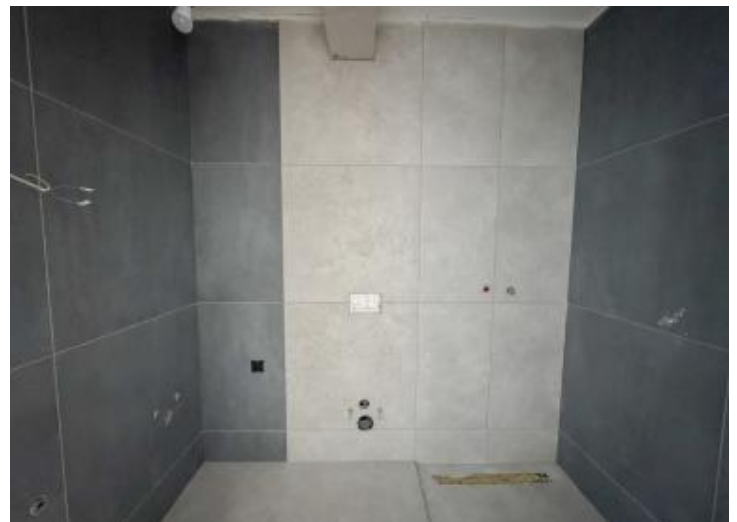
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Rijeka, Kvarner



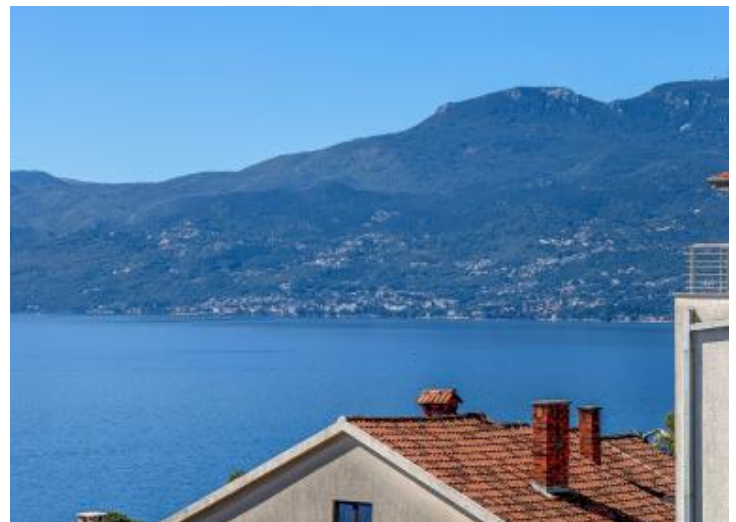
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