

# New development

## Rijeka, Kvarner



<b>Ref</b>	RE-AB-Aparts
<b>Type</b>	New development
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Rijeka
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	200 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 190 000

### **Project of boutique residence with swimming pool in Rijeka!**

Rijeka is the third largest city in the country after Zagreb and Split.  
Historically, Rijeka is the largest Croatian port, both for cargo and passenger transportation.  
The main income items of the city are ports, shipbuilding industry and tourism.

This project is combining emphasis on the sea and marina with vicinity to Rijeka centre.

It is being elaborated by reputable developer of German background.

#### ***First part of the project is a multi-functional building of 1900 sq.m. brutto is supposed to have seven levels distributed as follows:***

Level 1: offices and commercial spaces with sanitary blocks, laundry spaces, modern garage system (to provide service to marina).

Level 2: garages places, two 2-bedroom apartments with large terraces (more offices can be done here).

Level 3: two 3-bedroom apartments with large sunbathing terraces.

Level 4: garage places, one 3-bedroom or 2-bedroom apartment.

Level 5: one 3-bedroom apartment.

Level 6: one 3-bedroom apartment

Level 7: roof terrace with swimming pool and sunbathing area.

Breathtaking sea views are guaranteed.

SMART-home system will be installed, AC, video-surveillance, elevator.

There will be seven apartments for sale in total.

Construction is started in 2023.

We offer here-

**Apartment 3 = 161.1 m<sup>2</sup>/basement 3 (-1), three-room apartment with a living room, two bathrooms and a terrace of 112.28 m<sup>2</sup> + 3 garage parking spaces (3 x 30,000 EUR), "HOUSE IN A HOUSE" \*calculated square footage = 200.29 m<sup>2</sup>.**

**Price is 1 190 000 eur.**

Here are apartments left for sale in the building are:

Apartment 6/1 floor (+1) = 145.47 m<sup>2</sup> + terrace 36.50 m<sup>2</sup> + 3 garage parking spaces.

Price is 1 090 000 eur.

Apartment 5/0 priz (0) = 95.20 m<sup>2</sup> + terrace 62.24 m<sup>2</sup> + 2 garage parking spaces.

Price is 795 000 eur.

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Apartment 4/basement 3 (-1) = 98.62 m<sup>2</sup> + terrace 28.68 m<sup>2</sup> + 2 garage parking spaces.

Price is 660 000 eur.

Apartment 3/basement 3 (-1) = 161.10 m<sup>2</sup> + terrace 112.28 m<sup>2</sup> + 3 garage parking spaces.

Price is 1 190 000 eur.

Apartment 2/basement 2 (-2) = 97.83 m<sup>2</sup> + terrace 16.48 m<sup>2</sup> + 2 garage parking spaces.

Price is 595 000 eur.

Apartment 1/basement 2 (-2) = 99.70 m<sup>2</sup> + terrace 16.47 m<sup>2</sup> + 2 garage parking spaces.

Price is 595 000 eur.

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 m<sup>2</sup>:  
5950 €

Average price/m<sup>2</sup> of this type  
in this region:  
5950 €

Median price/m<sup>2</sup> of this type  
in this region:  
5950 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4920 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5000 €

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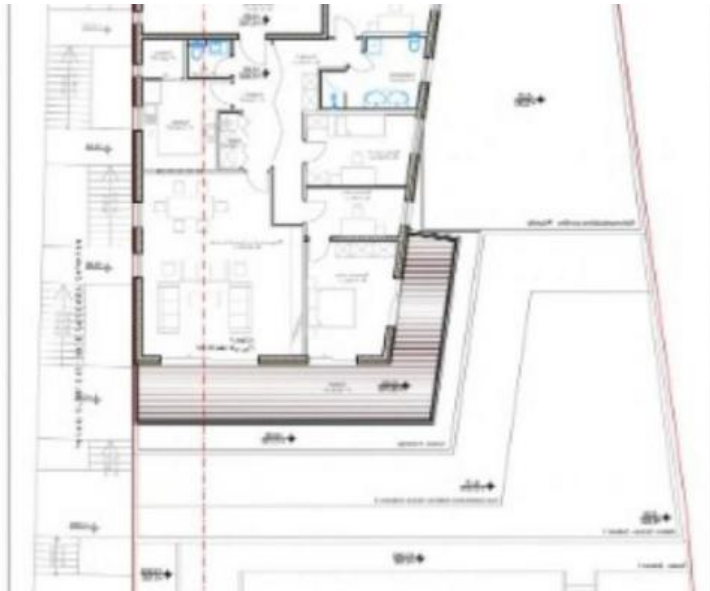
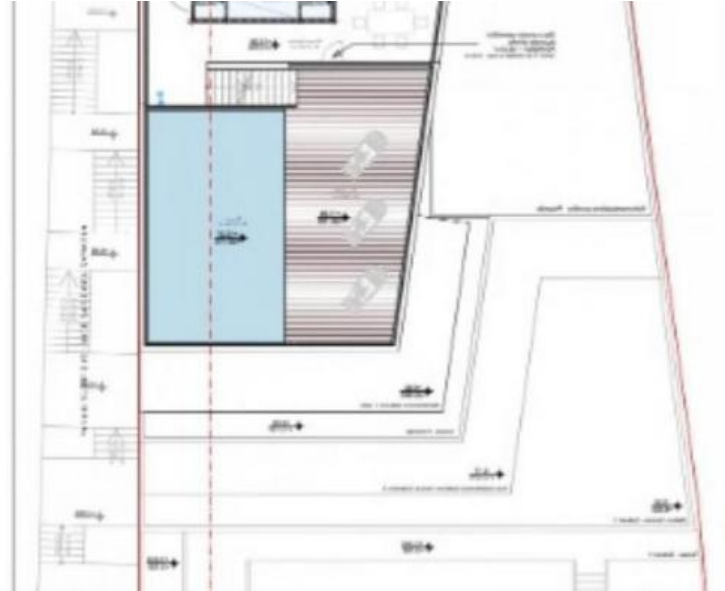
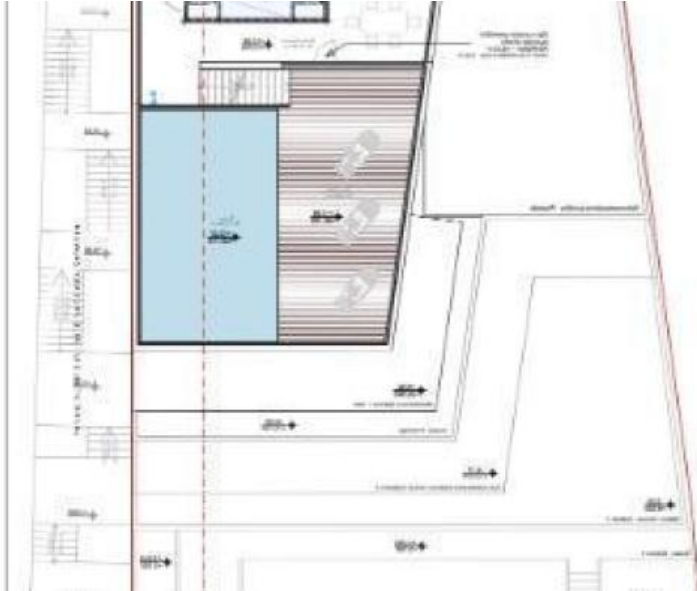
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