

# Villa

## Kostrena, Kvarner



|                         |                   |
|-------------------------|-------------------|
| <b>Ref</b>              | RE-U-2871-U-15364 |
| <b>Type</b>             | Villa             |
| <b>Region</b>           | Kvarner > Rijeka  |
| <b>Location</b>         | Kostrena          |
| <b>Front line</b>       | No                |
| <b>Sea view</b>         | Yes               |
| <b>Distance to sea</b>  | 1000 m            |
| <b>Floorspace</b>       | 185 sqm           |
| <b>Plot size</b>        | 2200 sqm          |
| <b>No. of bedrooms</b>  | 2                 |
| <b>No. of bathrooms</b> | 1                 |
| <b>Price</b>            | € 1 266 000       |

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Villa of 185 sq.in Kostrena with beautiful sea views and great land plot of 2200 sq.m. where we find two detached buildings.

The main building is designed as a 2 bedroom + living room space with a total living area of 120m<sup>2</sup> which consists of a kitchen with dining area, living room with terrace and pool, one large master bedroom and one smaller room.

In the second building we find a one bedroom apartment with garage and terrace fully furnished and used for tourist rental.

The house is located in a very quiet location in a cul de sac surrounded by greenery which gives this property intimacy and privacy.

Villa complex was built in 2016 and offers three parking places, swimming pool, large terrace of 100 sq.m., tavern for guest receptions, BBQ zone and children playground.

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:**

- Garage
- Swimming pool
- Detached

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Price per m<sup>2</sup>:  
6.843 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.741 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.586 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.548 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.949 €

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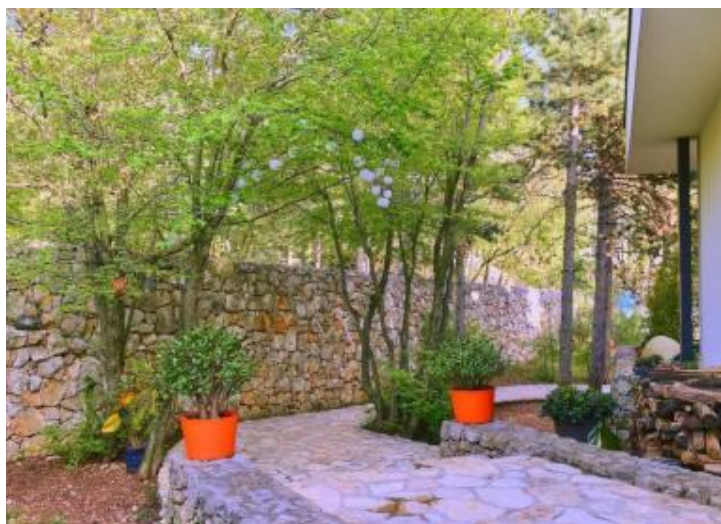
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