

House

Kostrena, Kvarner



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Ref	RE-U-13019
Type	House
Region	Kvarner > Rijeka
Location	Kostrena
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	325 sqm
Plot size	210 sqm
No. of bedrooms	8
No. of bathrooms	3
Price	€ 499 999

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Incomplete house in Kostrena just 300 meters from the beaches!
Total area is 325 sq.m. Land plot around is 210 sq.m.
Construction was started in 2010 and not yet completed.
The property offers 3 apartments, separate garage, balconies and sea view.

The layout of the apartments is as follows:

1. Triplex-apartment; on the ground floor 32m², 1st floor 37m², high attic 20m². The apartment has a total area of 89m² + garage of 20m² and a shared garden is sold in a high roh bau variant. The apartment with a balcony and sea view began to be built within the house with a total of 3 apartments in 2010. Two rooms are located on the 1st floor, and the third in the high attic - gallery.
2. Triplex-apartment; entrance on the ground floor 5m², 1st floor 69m², high attic 30m² + garage of 20m² and garden, sold in high roh-bau phase. Two rooms on the 1st floor, the third in the high attic.
3. Ground floor apartment of 71m² with garage (+ 15m²) and a common garden is sold in a high roh-bau phase.

The house is located 5min from all necessary facilities as well as the sea.

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
Garden

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Price per m²:
1.538 €

Average price/m² of this type
in this region:
2.251 €

Median price/m² of this type
in this region:
2.167 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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