

Villa

Glavani, Kostrena, Kvarner



Ref	RE-U-13885
Type	Villa
Region	Kvarner > Rijeka
Location	Glavani, Kostrena
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	250 sqm
Plot size	1000 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 200 000

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Exclusive villa with panoramic views of Kvarner in Kostrena!

The villa of 250 sq.m. is located on a hill above the beaches of Kostrena and was built on a cascading plot of 1000 m2.

We start from the garden in which a lot of attention has been paid, so the access road is lined with beautiful stone slabs, and the cascading terraces give a touch of greenery in front of the entrance to the house.

In the lower part of the territory there is an outdoor shower, jacuzzi and sun deck, but in agreement with the owner it is possible to make a swimming pool.

The upper part of the garden behind the house is currently gravel, and there is a garden house, canopy or space for an additional pool, all in agreement with the property owner.

On the lower floor of the villa, flush with the terrace, there is a space that can serve as a tavern or studio apartment.

Ground floor offers a living room, kitchen, dining room, hallway, dressing room, bedroom, bathroom, laundry room, study room and a spacious covered terrace with panoramic sea views.

Upper floor contains two bedrooms, bathroom, hallway, balcony and master bedroom with bathroom and walk-in closet.

Heating is underfloor with a thermostat in each room.

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 m²:
4800 €

Average price/m² of this type
in this region:
4295 €

Median price/m² of this type
in this region:
3510 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

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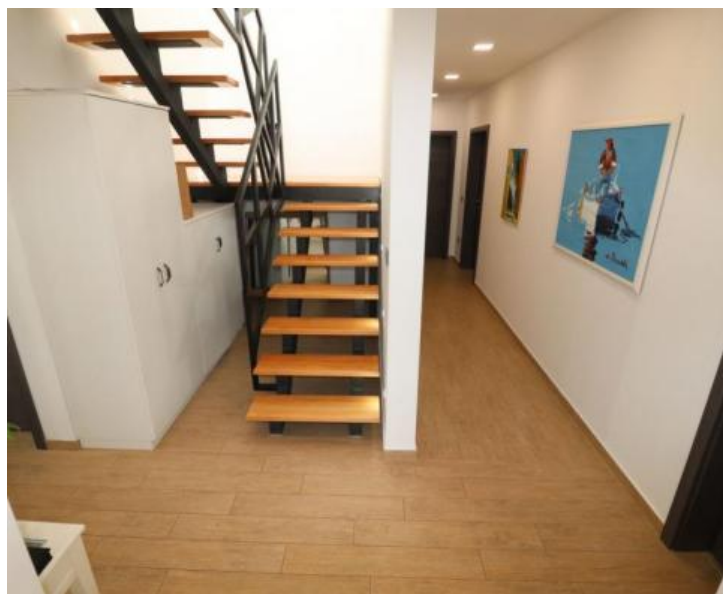
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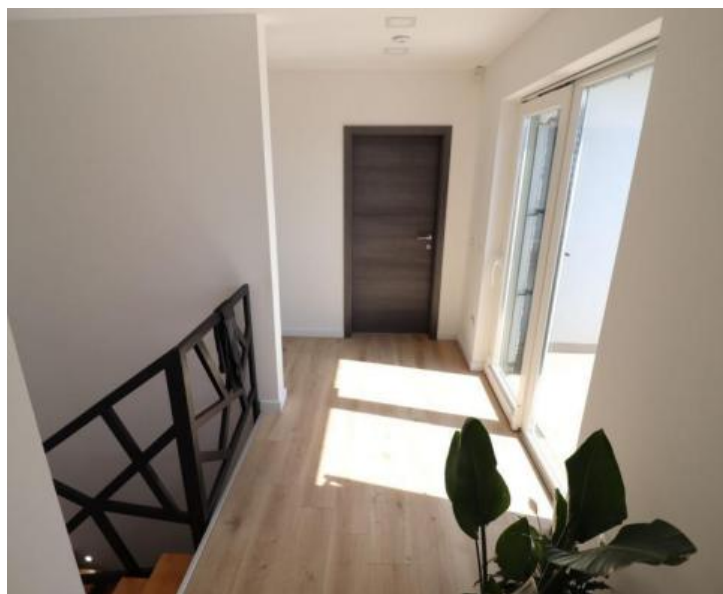
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