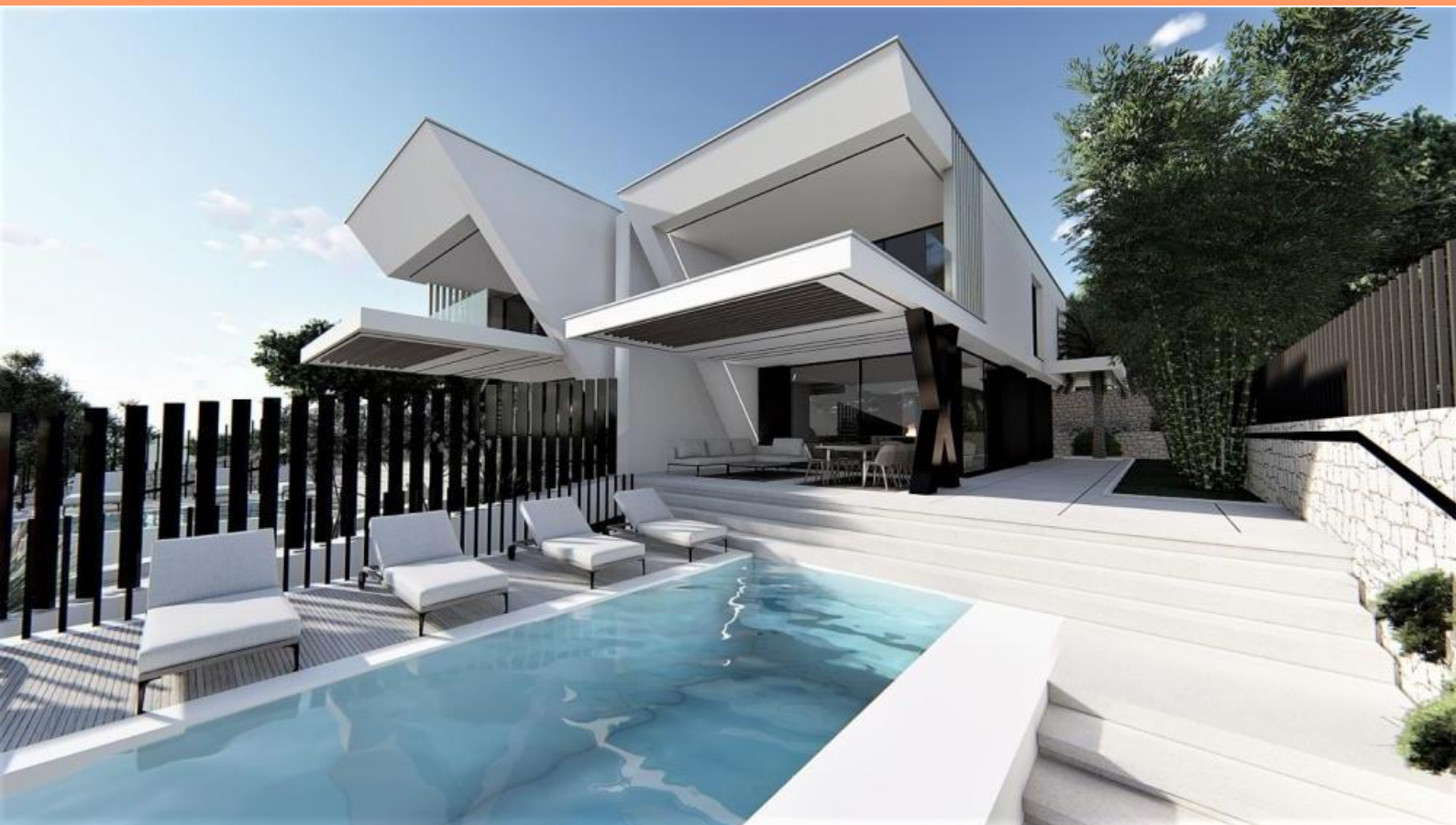


# Villa

## Kostrena, Kvarner



<b>Ref</b>	RE-AB-KostrenaSisters
<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>	400 m
<b>Floorspace</b>	270 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 200 000

# Villa

## Kostrena, Kvarner



Two semi-detached villas under construction in Kostrena -prestigious suburb of Rijeka!

Villa 1 according to coefficients has total floorspace of 270m<sup>2</sup>.

Villa 2 according to coefficients total 272m<sup>2</sup>.

Lowest level: garage for 2 cars, technical spaces.

Main level: salon with dining space and modern kitchen, guest wc, terrace overlooking the swimming pool.

Upper level: hallway, four bedrooms, three bathrooms (one of the bedrooms has open-space bath tub), terraces.

Details:

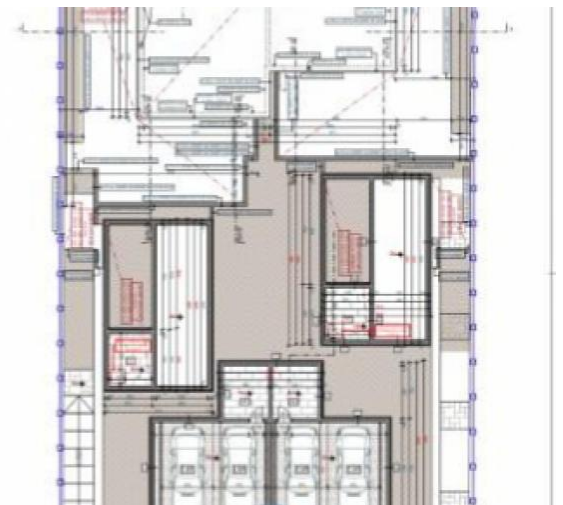
- Heat pump
- Floor heating for living room-kitchen-toilets
- Fan collectors in every room and in the living room and kitchen.
- Gres ceramics 150×75 cm complete ground floor.
- Mosaic bathroom floors with walls 150×75 gress.
- Aluminum sliding glass walls in all rooms.
- Paffoni built-in faucets, noisy cisterns, low-noise drainage pipes.
- Multi-layer parquet in the rooms and hallway (herringbone stacking).
- Indirect led lighting in the facade.
- Facade ground floor stone wool 10 cm.
- Styrofoam flooring.
- Terraces gress 120×60 cm.
- Ceramic swimming pool.

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.



# Villa

Kostrena, Kvarner



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