

# Villa

## Martinkovac, Rijeka, Kvarner



<b>Ref</b>	RE-U-19023
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Martinkovac, Rijeka
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	422 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 142 000

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Impressive property in Martinkovac over Rijeka with fantastic sea views!

Distance from the sea is cca. 1 km !

This house with a lot of potential, both for residential and business purposes, consists of four floors on 422.08 m<sup>2</sup>.

The first floor is the basement - it consists of a business space consisting of an office area, a kitchen and a bathroom (possible conversion into living space), and two garages. surface area 80.29 m<sup>2</sup>

2nd floor basement - apartment No. 1, consisting of two corridors, kitchen, living room with dining room, three bedrooms, bathroom, toilet and five storage rooms area 137.92 m<sup>2</sup>

3rd floor ground floor - two-story apartment No. 2 consists of two corridors, a bathroom, a living room, two loggias, a kitchen with a dining room, a balcony, a storage room, a summer kitchen and an uncovered terrace with an area of 115.60 m<sup>2</sup>.

4th floor, first floor - two-story apartment No. 2, which consists of a staircase, a corridor, a bathroom , balcony, three bedrooms, two loggias and a balcony with a total area of 88.27 m<sup>2</sup>.

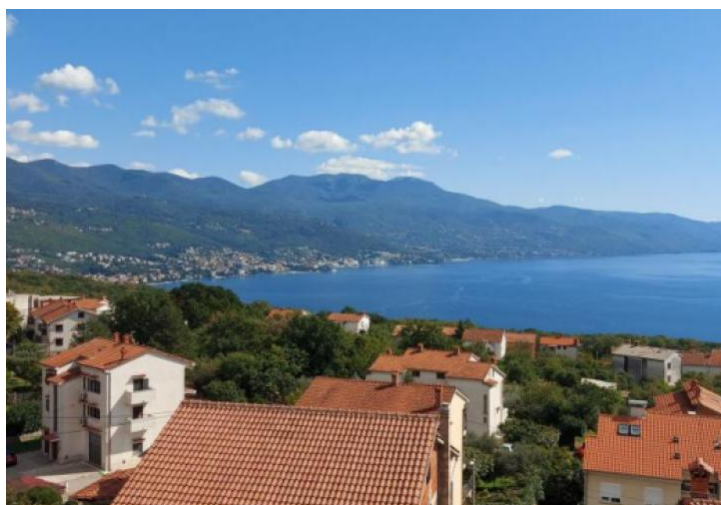
High quality construction, thermal facade, PVC joinery, quality floor coverings, large glass walls with lots of sun and light, floor heating with gas and electricity, large garden terraces, peace and quiet make this property desirable for living and vacationing.

Martinkovac is a residential neighborhood on the west side of the city of Rijeka, only a few minutes away from the center of Rijeka and not far from the tourist center of Opatija, with a developed infrastructure that guarantees excellent traffic communication with other parts of Rijeka, as well as other parts of Kvarner and Croatia. The availability of health care, schools, kindergartens, shops, banks, post offices, parking spaces and cultural, entertainment, sports and recreation offers make this neighborhood in demand on the real estate market.

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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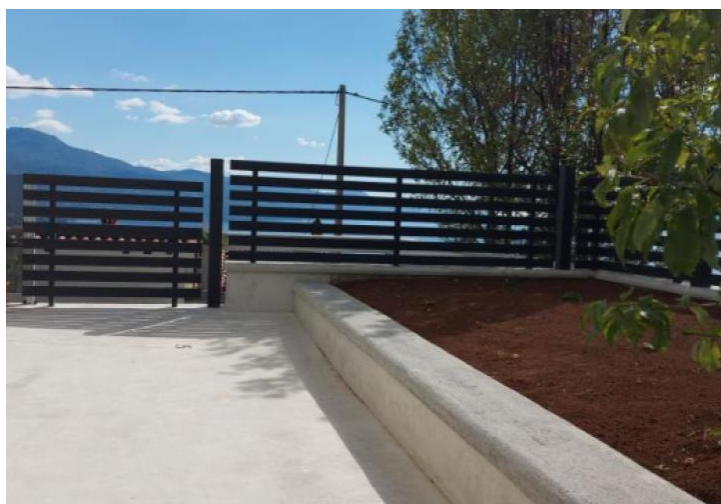
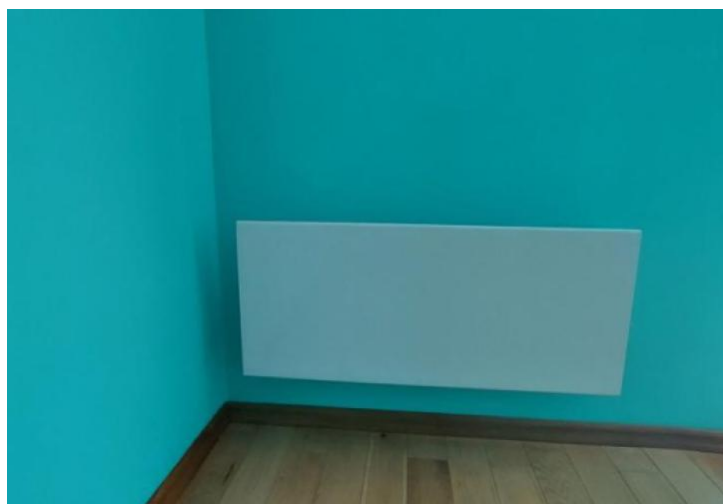
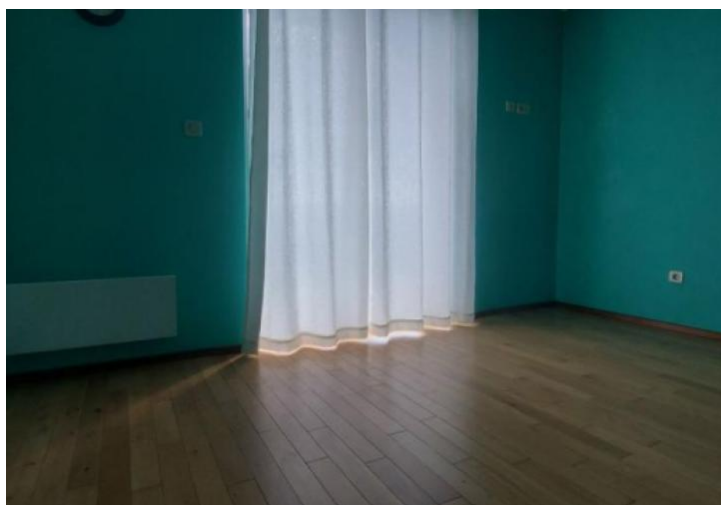
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