

# Villa

Martinšćica, Kostrena, Kvarner



<b>Ref</b>	RE-U-20413
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Martinšćica, Kostrena
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	370 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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New semi-detached villa with swimming pool in Martinšćica, Kostrena only 500 meters from the sea  
Total area is 250 sq.m. Land plot is 370 sq.m.

Each residential unit consists of three floors:

- garage and storage in the basement
- living room with kitchen and dining room, bathroom, guest room and terrace on the ground floor
- three bedrooms, two bathrooms, storage room and balcony on the 1st floor

Each villa will be fully equipped with ceramics, underfloor heating with a heat pump, solar panels, furniture, swimming pool, terrace, garden and two parking spaces.

It is located in a quiet and dead-end street, 500 meters from the sea as the crow flies.

There is a shop and a bus stop nearby. From the terrace on the ground floor there is a partial view of the sea, while from the balcony on the 1st floor we have a beautiful view of the sea and the surrounding islands.

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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