

## Kostrena, Rijeka okolica, komforni trosobni stan, blizu mora, prizemlje, prodaja, Kostrena, Flat



### Seller Info

Name: Vero Krk  
First Name: Vero  
Last Name: Krk  
Company Name: VERO KRK j.d.o.o.  
Service Type: Selling and renting  
Website: <https://www.vero-krk.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Omišalj  
ZIP code: 51513  
Address: Ured: Put mora 2/1  
Mobile: 00385992932102  
Phone: 0038551504911  
About us: Mi smo dio lokalne zajednice, dobri poznavatelji područja u kojem i sami ostvarujemo ugodan i lijep život. Naš fokus su prednosti i dobrobit za naše klijente. U ulozi posrednika, mi slušamo vas, pazimo na vas i vašu imovinu. Sa posebnom pažnjom kreiramo svaku uslugu prema vašim potrebama i željama. Gradimo iskreni odnos povjerenja. Pitajte nas, reći ćemo vam kako..., jer smo fleksibilni i brzo nalazimo rješenja. Imamo cilj - pružiti zaista najbolju uslugu, jer radimo za VAS.

Licencirana agencija za posredovanje u prometu nekretnina VERO KRK j.d.o.o., upisana je u Registar posrednika u prometu nekretnina kod Hrvatske gospodarske komore, KLASA:UP/I-330-01/19-01/39  
7 URBROJ:

526-05-01-01-01/2-19-2

Registarski broj upisa 193/2019

VERO KRK j.d.o.o. za  
posredovanje u prometu  
nekretnina

OIB: 82735950468

Sjedište: Skrbčiči, Skrbčiči 49,  
51500 KRK

Ured: Put mora 2/1, HR-51513

OMIŠALJ

Reg No.: 193/2019

## Listing details

### Common

Title:	Kostrena, Rijeka okolica, komforni trosobni stan, blizu mora, prizemlje, prodaja
Property for:	Sale
Property area:	105.17 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	346,690.00 €
Updated:	Jan 19, 2024

### Orientation

Orientation:	South, West
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### Condition

Newbuild:	yes
Built:	2022
Condition:	Kept

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Kostrena
City area:	
ZIP code:	51221

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Infrastructure: Water, Air conditioner, Sewage  
Elevator: yes  
Energy efficiency: A+



## Parking

Garage: yes  
Number of parking spaces: 1

## Description

Description: Kostrena, surroundings of the town of Rijeka, tourist and residential area. Just 400m from the beach, an apartment is offered in a new building, on the ground floor of a total of four floors of the building. It consists of an entrance area, a spacious open kitchen with a dining room and a living room, three bedrooms, two bathrooms, two storage rooms, a laundry room and a terrace of 12 m<sup>2</sup>. The apartment has a storage room of 4.62 m<sup>2</sup>, a garage space in the basement of 16.79 m<sup>2</sup> and a garden on the plot of 27.22 m<sup>2</sup>. Quality materials and construction resulted in a high A+ energy rating for this property. We highlight some technical elements incorporated into the performance: - reinforced concrete load-bearing walls (anti-earthquake design) - the entire apartment is air-conditioned (heating/cooling) via a multi-inverter system - reinforced concrete monolithic mezzanine slabs - partition walls according to the Knauf W112 system, reinforced in the position of the TV and elements in the kitchen with OSB panels - clear height from floor to ceiling 267 cm - finishing - smoothing and painting with semi-dispersive white paint - part of the facade is a ventilated facade and part is the "DEMIT" system, the final layer is silicate plaster - thermal insulation 15 cm - PVC with glass 2 low E 4+12+4+12+4 filled with argon - all windows and sliding walls on the balconies have aluminum blinds with electric lifters - the entire apartment is air-conditioned (heating/cooling) via a multi inverter system - parapet version of internal units - electric underfloor heating in the living room and bathroom - preparation of hot water - electric boiler (80l ARISTON) - forced ventilation of bathrooms and kitchens - internal joinery 240 cm high with sound-insulated sash and moldings - burglar-proof/fire-proof/smoke-proof entrance door) - walk-in shower / spare tub option - LAUFEN console sanitary ware - built-in prefab cisterns with toilet vent, GROHE or GEBERIT - single-lever fittings, GROHE or HANSGROHE - the walls of the sanitary units are tiled with Class I ceramics up to the ceiling (ceramics according to the ceramics catalog) - floors in the apartment: (ceramic finish or parquet) - floors in the rooms and the living room covered with factory-finished, machine-lacquered oak parquet of the first class - entrance areas, sanitary facilities, loggias and kitchens lined with class I ceramic tiles - the space and vestibule of the apartments (corridors) lined with

large-format ceramics - KONE elevator - electric, gearless and noiseless with a speed of 1.6 m&apos; per second. and with a luxuriously equipped cabin - garage door with remote control (sectional low noise) Custom ID: ID-1291 Energy class: A+

### Additional contact info

Reference Number: 561219  
Agency ref id: ID-1291  
Contact phone: +385 (99) 293-2102