

## RIJEKA - KOSTRENA, prekrasna vila s bazenom 250 m od plaže!, Kostrena, House



### Seller Info

Name: Smart Invest Immobilien  
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First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	RIJEKA - KOSTRENA, prekrasna vila s bazenom 250 m od plaže!
Property for:	Sale
House type:	detached
Property area:	330 m <sup>2</sup>
Lot Size:	603 m <sup>2</sup>
Number of Floors:	1

Bedrooms: 8  
Bathrooms: 5  
Price: 1,900,000.00 €  
Updated: Jun 05, 2024

## Condition

Newbuild: yes

## 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

Energy efficiency: A



## Parking

Garage: yes

## Description

Description: RIJEKA - KOSTRENA, For sale is a beautiful modern villa with a pool and a view of the sea, only 250 m away from the sea and beautiful beaches! Ideal property for a larger family or tourist rental! LAYOUT AND EQUIPMENT The villa with an area of 330 m2 is situated on a land plot of 603 m2. It consists of 3 residential units. The central residential unit is a luxurious duplex apartment located both on the ground floor and on the first floor. On the lower level there is a spacious living room with kitchen and dining area with an exit to a beautiful southern terrace where is situated an overflow pool with a sunbathing area and a view of the sea. On the upper floor there are 4 bedrooms, 2 bathrooms and a laundry and drying room. On the ground floor there is also a studio apartment with a separate entrance and two smaller terraces. On the first floor there is a third residential unit with an entrance from a separate staircase, and it consists of a living room with a kitchen and dining room, a bedroom and a bathroom. In the

basement of the villa there is a large garage, playroom for children, one more bathroom and machine room for the swimming pool. • air conditioners for heating and cooling in each room • underfloor heating in bathrooms and living areas • aluminum exterior joinery • SAT/TV • energy certificate A • swimming pool (25 m2, depth 150 cm) equipped with a salt electrolysis system to maintain water quality • garage LOCATION The villa is situated on an excellent location, only 250 m away from the sea, beautiful beaches and the coastal promenade. All necessary facilities for a comfortable family life are nearby, and the center of Rijeka can be reached in just 5 minutes' drive. Due to its concept and location, this villa is ideal for housing a larger family and for tourist rental, for several families, when people want to be together and at the same time have some privacy. The villa is currently very successfully rented out and has exceptional occupancy. For more information and a viewing appointment call: +385/99/320-0008 ID CODE: 13878

### Additional contact info

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