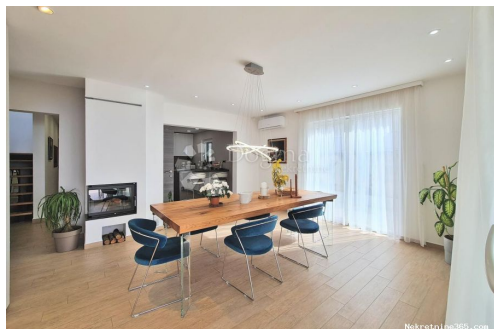


## KOSTRENA VILLA, Kostrena, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	KOSTRENA VILLA
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	1050 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	1,250,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2017.

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A
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### Description

Description:	KOSTRENA VILLA We are offering the beauty of Kostrena, ideal property for family living or investment opportunity. Please see specifications and description. Low-energy prefabricated house, energy certificate - class A - built 2017, used
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since 2018., 4 bedrooms, 3 bathrooms with additional rot bau basement apartment  
House surfaces: brutto 248,40 sqm, netto 207,50 sqm + roh bau apartment below  
of 60 sqm net surface Land - 1040 sqm total  
**GROUND FLOOR:** 1. Hallway with  
furniture 2. Small room for shoes and jackets with a shoe cabinet, window 3.  
Living room, - German made large u-shape couch, LG smart TV 140 cm screen,  
powerful built-in sound system including Yamaha AV receiver, Yamaha  
subwoofer, 4 ceiling built-in Bowers&Wilkins speakers 100W each, Hisense A/C,  
sliding double doors for terrace entrance 4. Dinning room: large wooden table with  
glass legs+6 modern chairs, built-in fireplace for additional heating and decor, 2  
sliding double doors for terrace entrance 5. Kitchen: modern Italian  
kitchen-mediapan surfaces, fridge and oven Gorenje, electric induction hob Bosch,  
dish-washer Bosch, kitchen hood Faber 6. Guest bedroom with queen size  
bed+furniture 7. Bathroom/toilette with walk-in shower 8. Laundry room with  
Beko washer, Whirlpool dryer, Beko additional refrigerator 9. Storage room or  
office room with exit doors+window -Walkway stairs between floors: wooden  
stairs with modern black steel fence  
**FIRST FLOOR:** 1. Hallway between all  
rooms with large Hisense A/C 2. Bathroom for rooms 1 and 2 3. Bedroom 1 with  
king size bed and custom made furniture 4. Bedroom 2 with single bed and another  
pull-out single bed and custom made furniture 5. Master bedroom with queen size  
bed and furniture, LG Smart TV 110 cm screen 6. Walk-in closet for master  
bedroom 7. Bathroom for master bedroom with walk-in shower, bath tub etc... 8.  
Balcony with panorama sea-view Heating: underfloor heating powered by  
Panasonic air to water heat pump system Alarm system throughout the house  
Smoke detectors in the kitchen Video surveillance from all angles HIK vision  
Ceiling LED lighting throughout the house+extra lighting ROH BAU  
**BASEMENT APARTMENT** -electrical and water installations built-in, within  
bathroom there is also a boiler room for water and heating of the house  
**OUTSIDE:**  
3 levels -Upper terrace with panorama sea-view, half covered-half open -Lower  
terrace with a in the floor built in jacuzzi for 6 persons, decking floor  
(twinson+siberian larch) -Garden includes 2 olive trees, mimosa, lemon tree, fig  
tree, space for more planting -Parking area and turning space for vehicles -Gate at  
property entrance for cars and persons Please call: IRVIN 095-903-6312 ID  
CODE: 14729

## Additional contact info

Reference Number: 676397  
Agency ref id: 14729