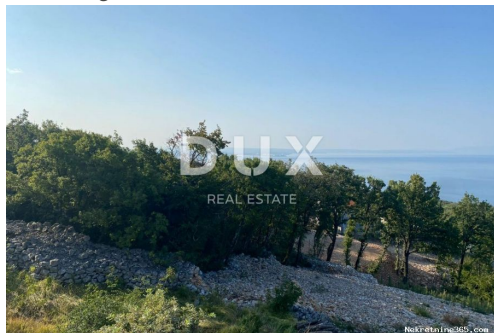


RIJEKA, KOSTRENA - građevinsko zemljište 814 m2 s pogledom na more za obiteljsku kuću / villu s bazenom! PRILIKA!, Kostrena, Land



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	RIJEKA, KOSTRENA - građevinsko zemljište 814 m ² s pogledom na more za obiteljsku kuću / villu s bazenom! PRILIKA!
Property for:	Sale
Land type:	Building lot
Property area:	814 m ²
Price:	95,000.00 €
Updated:	Nov 20, 2024

Location

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



Permits

Ownership certificate:	yes
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Description

Description:	<p>RIJEKA, KOSTRENA - building plot 814 m² with sea view for family house / villa with pool! OPPORTUNITY! Building plot of 814 m² in a great location, for sale URGENTLY!!! The building plot has a view of the sea and a southern orientation. The land has an access road from an asphalted road. The configuration of the terrain is slightly downhill. The land offers a spectacular view of the sea. The field is located in a quiet and peaceful location in an attractive part of Kostrena. All utilities close to the field. The future built property would have a view of the sea from the ground floor, and the first floor would offer a view of the entire Kvarner Bay. Excellent infrastructure (bus, ambulance, pharmacy, restaurant, kindergarten, pump station...). This property is only about 1,100 meters from the sea as the crow flies! A good opportunity for investors who would like to build a house for rent - a holiday home with a swimming pool or a family house / villa in a quiet and peaceful environment. PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL! Development and arrangement of the settlement: M1 - family house, villa Construction type: M1-2/s ZONE: FAMILY HOUSES - TYPE C - BIJELA KOSTRENA Plot area: 814m² Buildable part of the plot - 297.41m² Maximum built-up area - Kig = 0.3 : 244 ,20 m² Maximum utilization - Kis = 0.9 : 732.60 m² Number of floors: Basement + 2</p>
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above ground or Basement + basement + 1 Building height: max 6.5m (to the upper edge of the ceiling structure or the top of the attic superstructure) Total building height : max 8.5m (to the top of the ridge) Parking: - within the construction plot of residential buildings (family houses and villas, multi-family and multi-apartment buildings) it is necessary to provide 2 parking spaces per residential unit Greenery: min 30% – 244.2m² The roof cannot be flat Building calculation: Ideal combination: Basement = approx. 80m² - garage, storage and technical rooms Ground floor = approx. 120m² - kitchen, living room, dining room, pantry, toilet/bathroom, storage First floor = approx. 120m² - bedrooms, wardrobes, bathrooms. TOTAL = 320 m² gross --□ approx. 255 m² of net usable area Kostrena is an old popular coastal town, first mentioned at the beginning of the 15th century. It gained its first municipal independence in 1874, but kept it for a very short time, only two years. It is divided into two parts, St. Lucia and St. Barbara, according to the names of the two churches that exist in its territory. Kostrena is located in the immediate vicinity of the city of Rijeka, surrounded by the bay of Martinščica and the Bay of Bakar. Our Kostren peninsula is about 10 kilometers long and slopes gently towards the sea coast. Beautiful beaches are located along its entire length, which are visited by thousands of bathers during the summer. The most famous and most visited are those in Žurkovo bay, followed by Smokvinovo, Svežanj, Spužvina, Podražica, Nova voda and Perilo. Kostrena consists of about twenty settlements, many of which were named after families, and today Vrh Martinščica, Glavani, Sv. Lucija, Rožmanići and Paveki. The characteristic karst area with Mediterranean plants and the famous Kostren thunderbolts, and the mild climate that sometimes succumbs to strong storms, are the characteristics of our region. In Kostrena, a place of sailors and fishermen, there are a number of newly built villas, houses, smaller buildings with luxurious apartments with an exceptional view of the sea, but also the forest in the background. A place that is organized according to the scale of a large city on a smaller geographical area, makes Kostrena an ideal place to live. The proximity of all facilities, forests and mountains, but especially the sea, promenades and natural beaches, sets Kostrena apart from the rest of the coastal belt. Definitely a property for family life, but also suitable as an investment in the form of tourism. Be one step ahead and take advantage of this rare opportunity! Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 35219

Additional contact info

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