

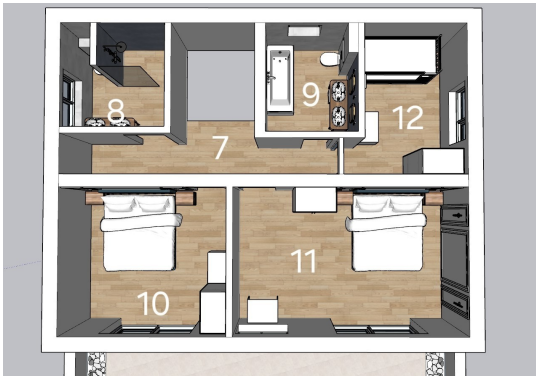
ISTRIA ADRIA

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Code :	12983
Location :	Kostrena
Building size :	160 m ²
Lot size :	502 m ²
Garden size :	0.00 m ²
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	8
Number of bathrooms :	3
Seaview :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2026

Price : 520.000 €

KOSTRENA – A RARE OPPORTUNITY ON THE MARKET
Detached houses with private gardens are becoming increasingly rare in Kostrena, and even rarer are those offering permanently unobstructed views of Kvarner Bay, protected from any future construction that could compromise them.

We are proud to present exactly such a property.

Situated at the end of a quiet cul-de-sac in one of the most desirable and peaceful areas of Kostrena, this modern detached house is set on a 625 m² plot and offers complete privacy, tranquility, and breathtaking panoramic sea views.

The house extends over three levels and provides approximately 160 m² of living space, thoughtfully designed for comfortable family living while also representing an excellent investment opportunity for high-end tourist rentals.

The layout includes:

□ 4 bedrooms □ 3 bathrooms □ Spacious open-plan living room, kitchen, and dining area □ Separate laundry room □ Pantry/storage room □ Sauna □ Kids' playroom □ Separate utility/technical room with independent access
Particularly impressive are the two large bedrooms on the upper floor, both with access to a magnificent 45 m² terrace offering uninterrupted views across the entire Kvarner Bay.

The plot is completely independent and already includes preparations and installations for a swimming pool, including

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water and electricity connections.

Infrastructure and legal status:

□Water and sewage connections are completed and fully paid□All documentation is in order□The house was built based on a valid building permit□The occupancy permit is currently being obtained□Clear ownership title (1/1)The property is designed for underfloor heating, with the option of additional heating and cooling through air-conditioning units.

The house is currently in the final stage of construction and requires completion of:

□Second-phase electrical and mechanical installations□Interior painting□Window and door reveal finishing□Exterior façadeThe staircase is currently in the process of material selection and installation planning.

What makes this property truly exceptional is not only the quality of the project but also its location. Positioned so that future development cannot obstruct the views, privacy, or sense of openness, such locations in Kostrena are becoming increasingly difficult to find.

Whether you are looking for a family home or an investment opportunity in an exclusive location with a view that will remain forever, this is a property well worth considering.