

## ISTRIA ADRIA

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|                              |               |
|------------------------------|---------------|
| <b>Code :</b>                | 16173         |
| <b>Location :</b>            | Kostrena      |
| <b>Building size :</b>       | 300 m2        |
| <b>Lot size :</b>            | 607 m2        |
| <b>Garden size :</b>         | 0.00 m2       |
| <b>Number of floors :</b>    | 4             |
| <b>Number of bedrooms :</b>  | 7             |
| <b>Number of rooms :</b>     | 9             |
| <b>Number of bathrooms :</b> | 2             |
| <b>Seaview :</b>             | Yes           |
| <b>Garage :</b>              | Yes           |
| <b>Air conditioning :</b>    | Yes           |
| <b>Energy efficiency :</b>   | Not specified |

Price : 602.000 €

Located in the peaceful area of Žuknica, Kostrena, this detached house with a total area of 300 m<sup>2</sup> offers an excellent opportunity for a larger family, multi-generational living, or an investment with multiple possibilities.

The property is organized into two separate residential units, a garage and utility area, as well as an additional attic space, providing future owners with exceptional flexibility and comfort.

The basement level features a three-room apartment consisting of two bedrooms, a living room, a dining area, a storage room, and additional utility spaces. On the same level, there is also a garage and a boiler room.

The ground floor and first floor form a spacious duplex apartment with a separate entrance. The lower level includes a kitchen, dining room, living room with access to a terrace, one bedroom, a bathroom, and an entrance hall. An internal staircase leads to the upper floor, where there are four additional bedrooms, a bathroom, and another terrace.

The house also includes an attic, offering extra storage space or the potential for future customization according to the owner's needs.

The property is situated on a 607 m<sup>2</sup> plot, providing ample outdoor space and privacy. A pleasant sea view can be enjoyed from parts of the house and terraces, further enhancing the appeal of this location.

The house features a combination of PVC and aluminum joinery,

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while heating is provided through a gas-fired central heating system. The residential units have separate electricity meters, allowing them to function independently if desired.

An additional benefit is the excellent parking arrangement. The property includes a garage suitable for one car and a motorcycle, two parking spaces in front of the garage, and an additional parking space in front of the entrance gate, providing a total of four parking spaces.

Thanks to its excellent location, sea view, spacious layout, and numerous possibilities for use, this property represents an outstanding opportunity for family living or investment in one of Kostrena's most desirable areas.

For more information or to arrange a viewing, please feel free to contact our agency. We will be happy to present all the advantages of this property.

Adis Hodžić

Asistent u posredovanju

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