

Villa

Bregi, Matulji, Kvarner



Ref	RE-U-31323
Type	Villa
Region	Kvarner > Opatija
Location	Bregi, Matulji
Front line	No
Sea view	Yes
Distance to sea	1800 m
Floorspace	180 sqm
Plot size	600 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 640 000

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Villa with pool and with great sea views in Bregi, Matulji, for sale!
Total area is 180 sq.m. Land plot is 600 sq.m.

It is located in a peaceful and quiet position, yet in the immediate vicinity of all necessary amenities for a quality life. The villa / house is south-oriented with large glass walls in all rooms on the south side, so that from these rooms there is a panoramic view of the entire Kvarner Bay.

The house built in 2019 consists of ground floor and 1st floor connected by an internal staircase.

Ground floor consists of living room, kitchen, dining room and guest toilet.

1st floor consists of 2 rooms with a shared bathroom and a master bedroom with its own wardrobe.

The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are of the highest standards.

Advantages:

- 10 cm thick facade stone wool
- floor heating
- heat pumps
- premium aluminum carpentry.

It is sold fully furnished with first-class furniture and appliances.

The swimming pool above the house, also with a beautiful view of the sea, stands out in the beautifully landscaped garden. Right next to the pool there is a room for social gatherings, the so-called tavern with fireplace and toilet.

The terrain around the house configurationally has several falling cascades/ completely flat. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism.

This property is 1.8 km from the sea as the crow flies, or 5.7 km by car (approx. 11 min).

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3556 €

Average price/m² of this type
in this region:
5739 €

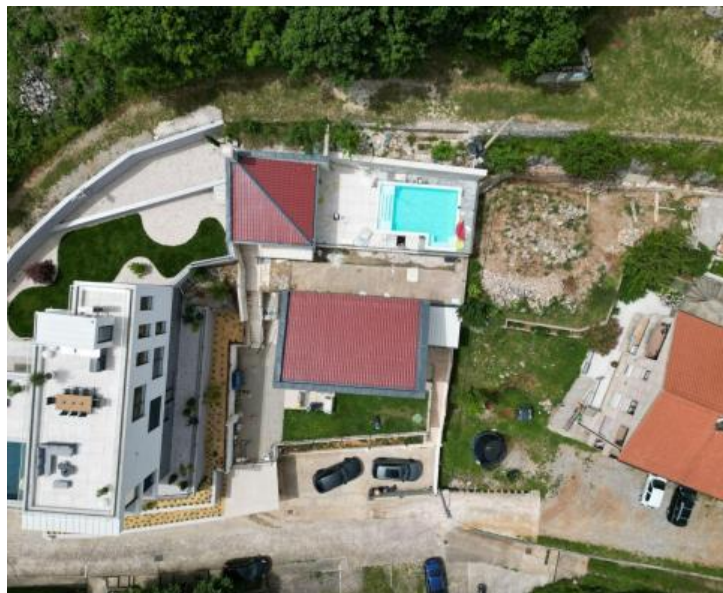
Median price/m² of this type
in this region:
4267 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

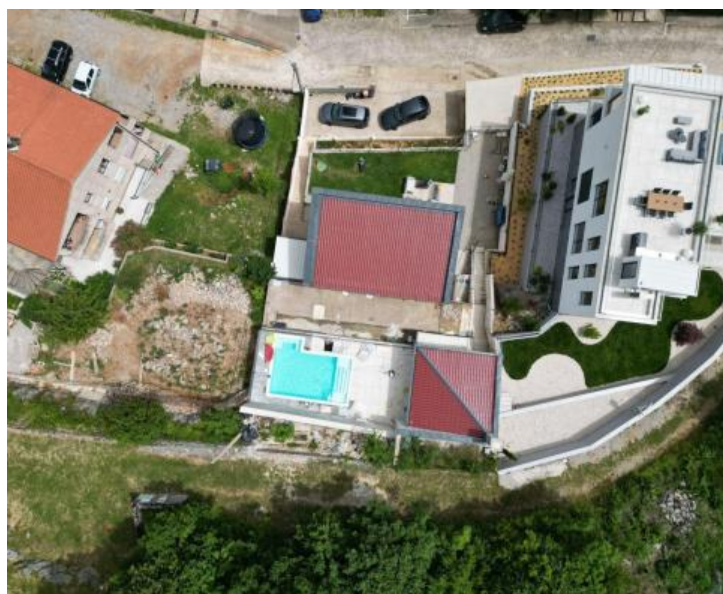
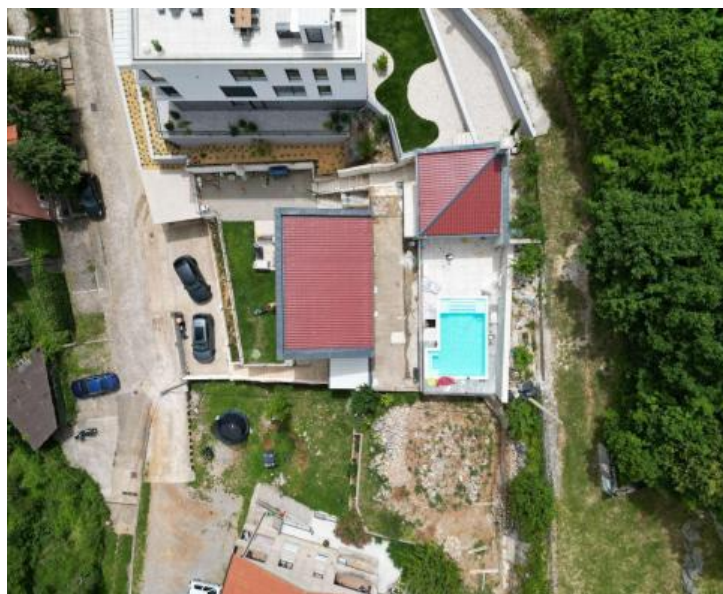
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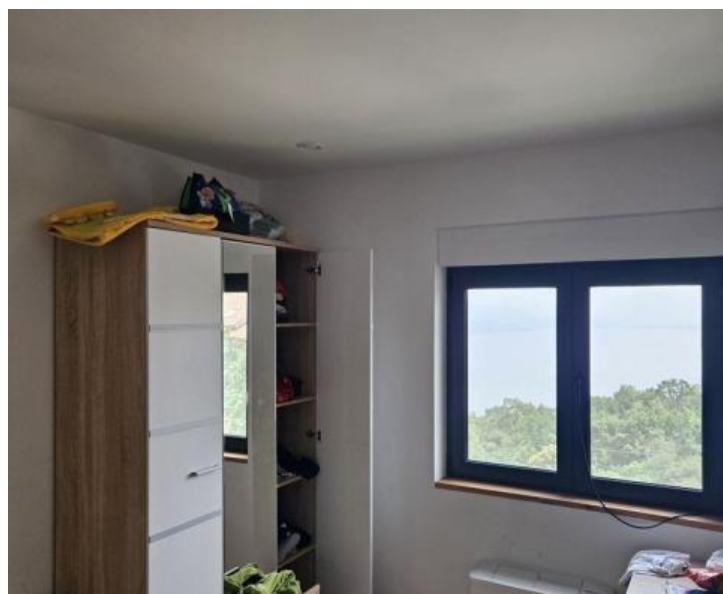
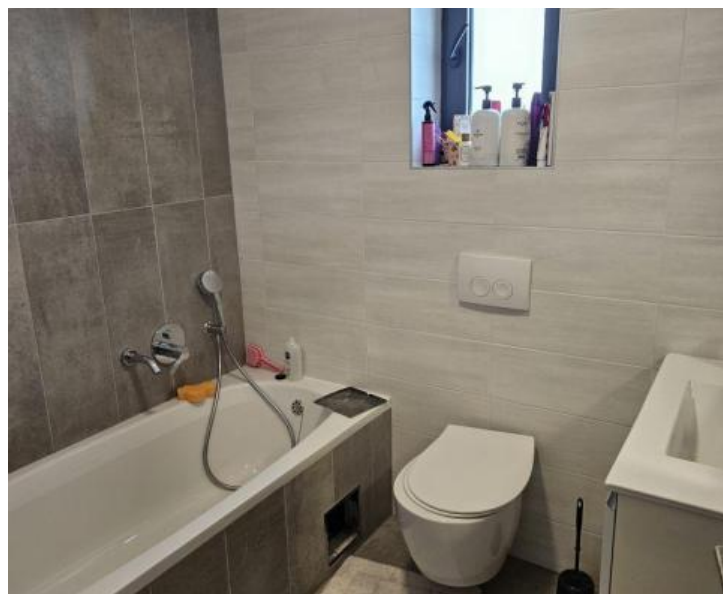
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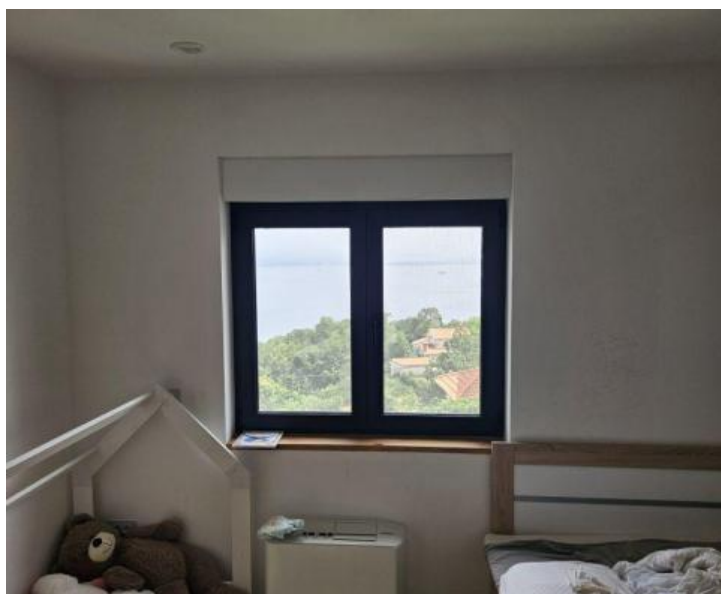
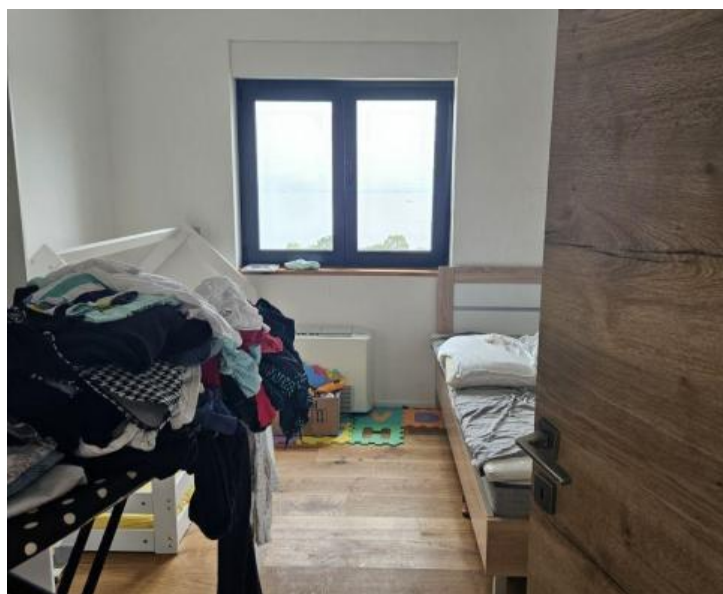
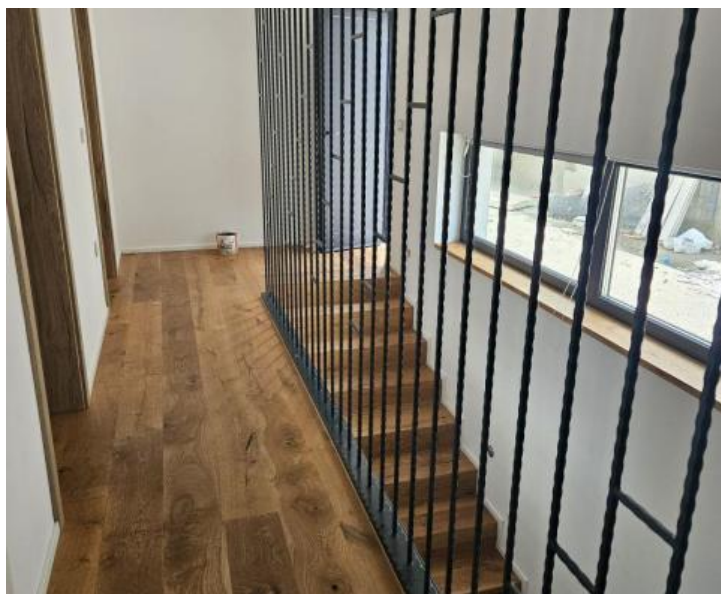
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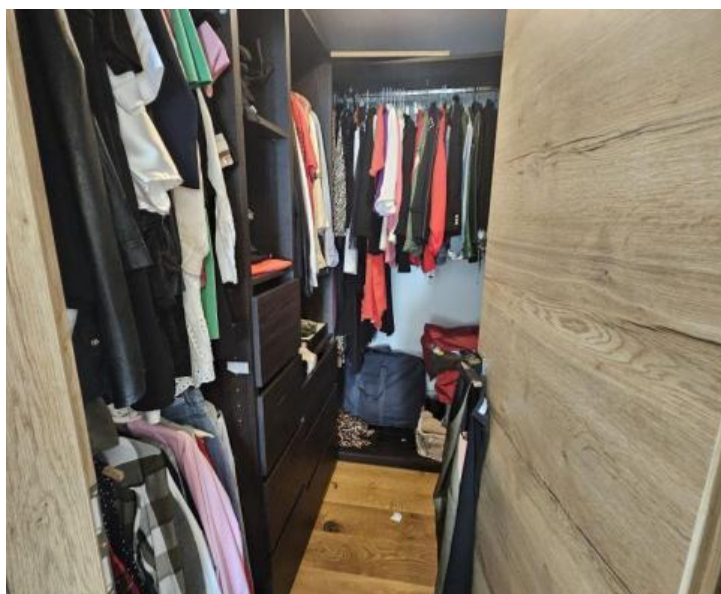
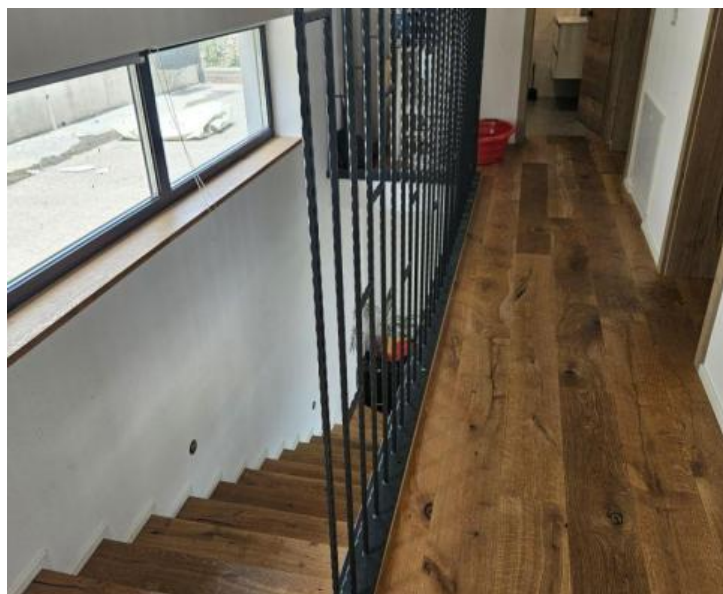
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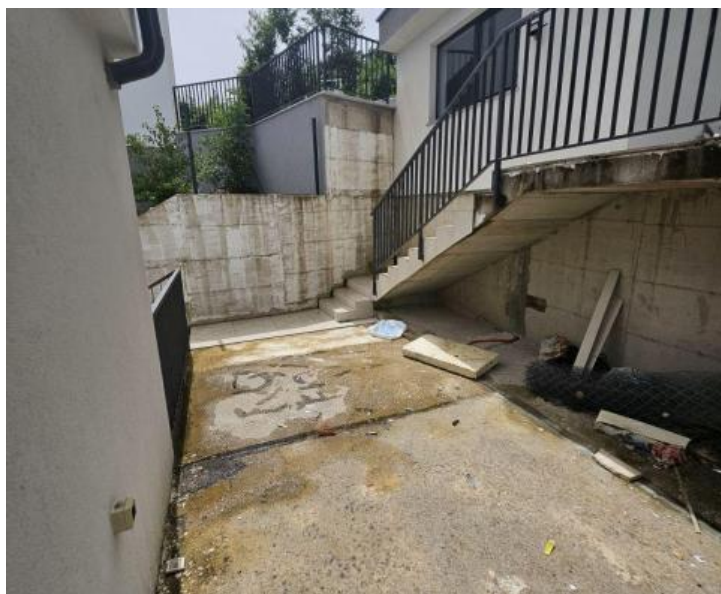
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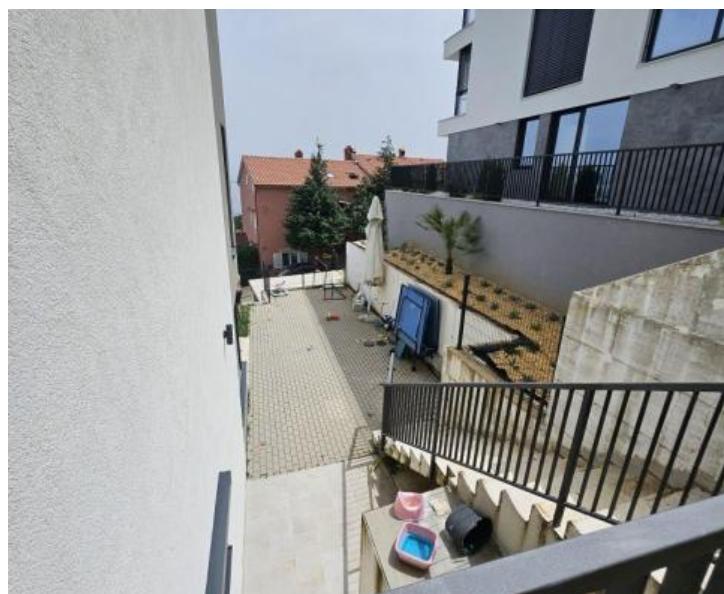
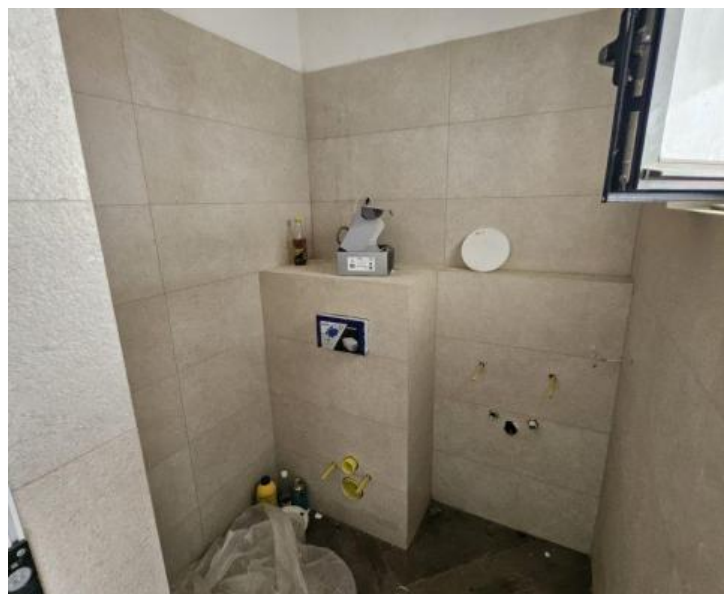
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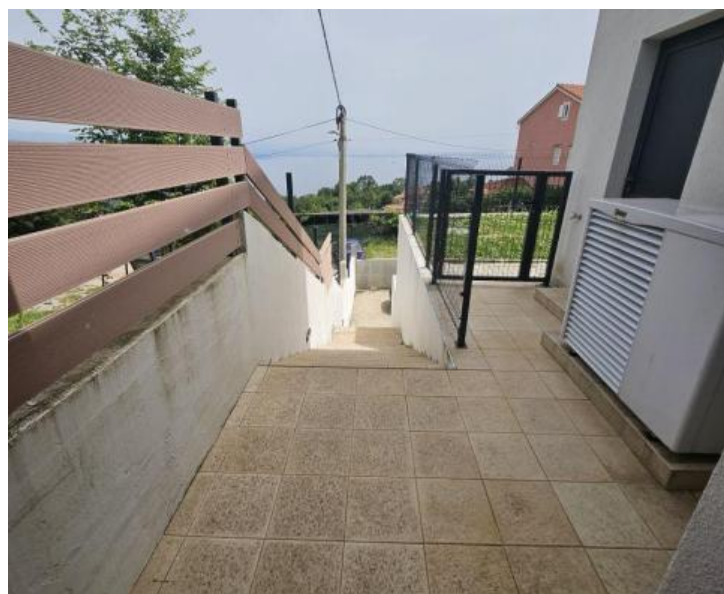
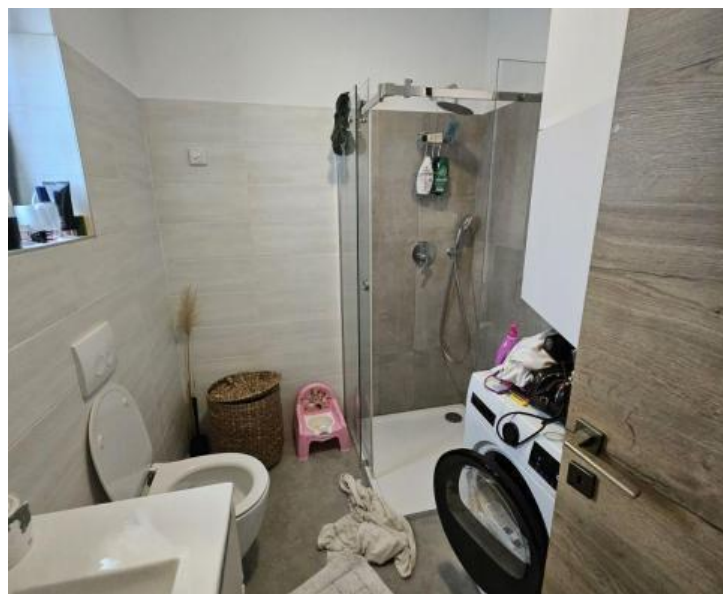
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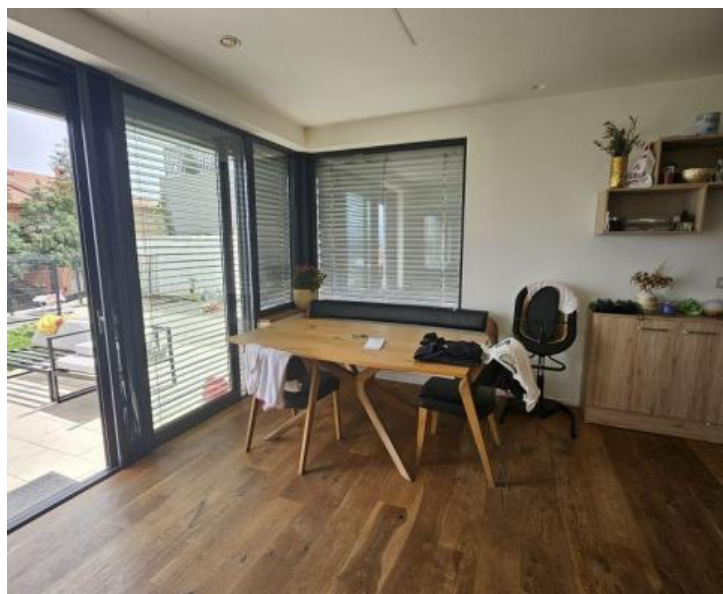
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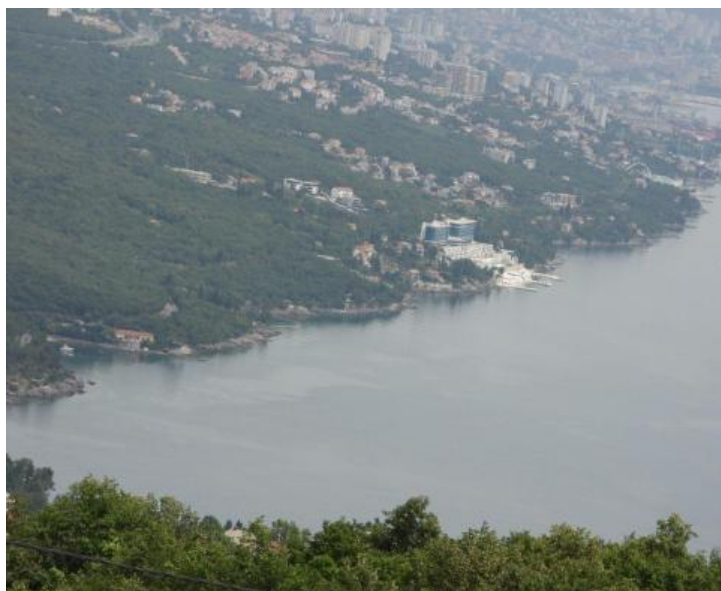
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