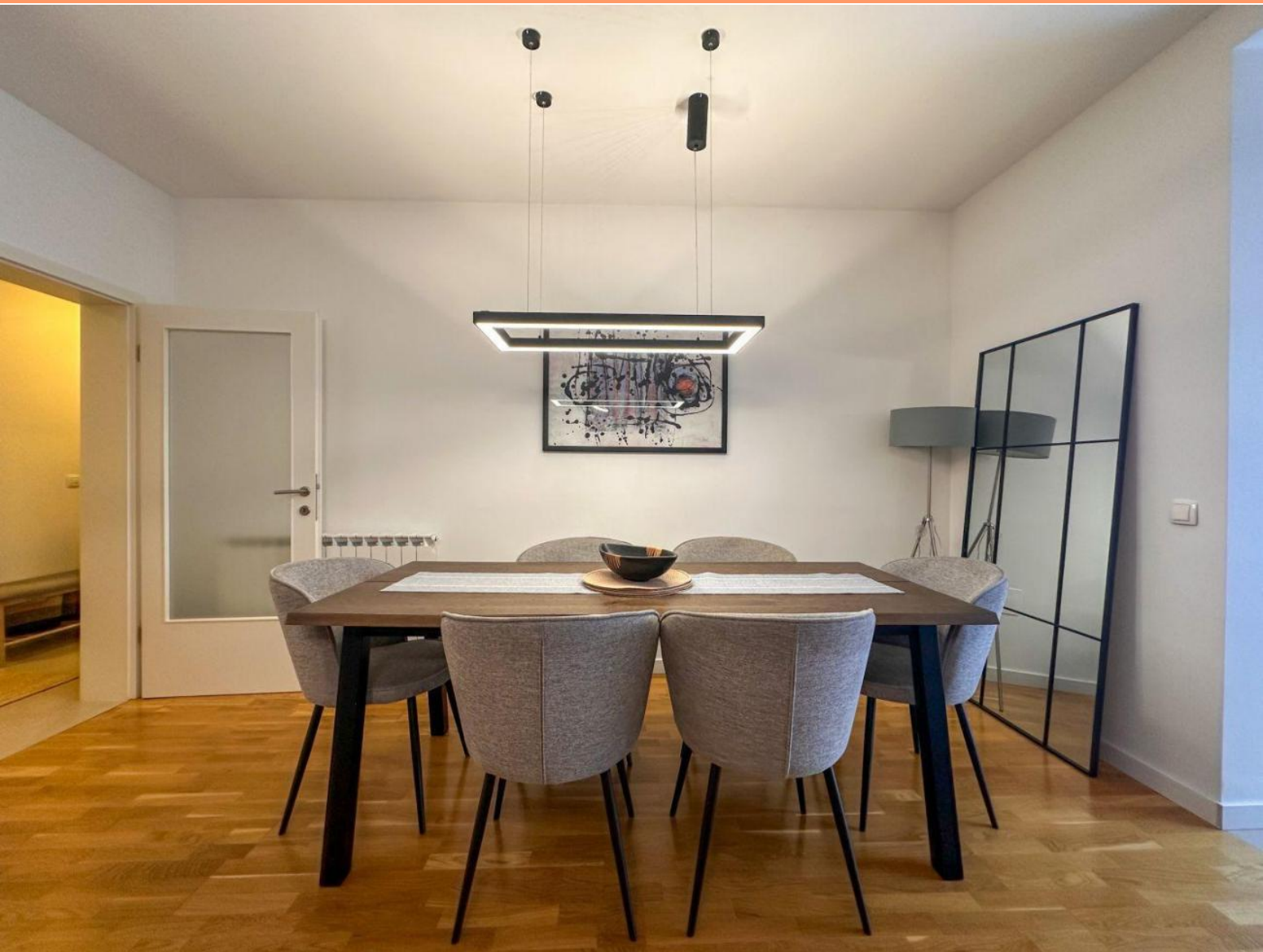


Apartment

Matulji, Kvarner



Ref	RE-U-32085
Type	Apartment
Region	Kvarner > Opatija
Location	Matulji
Front line	No
Sea view	No
Distance to sea	2000 m
Floorspace	88 sqm
Plot size	165 sqm

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Apartment

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 430 000

Apartment

Matulji, Kvarner



This fine, modern apartment lies on the ground floor of a newly built structure in Matulji, Opatija, surrounded by a garden with swimming pool.

Distance from the beach is cca. 2 km.

Covering 88.40 m², it offers three spacious bedrooms, a bright living room with a dining area, two sleek bathrooms, and a well-placed hallway.

But its true power lies beyond the walls—in the carefully tended garden, a sanctuary of peace and privacy. There, you'll find a shimmering swimming pool, flanked by a wide terrace with sun loungers, inviting you to soak in the warmth of the day. A sturdy barbecue stands ready for lively gatherings under the open sky.

Fully furnished and equipped, this home requires no further investment. Light pours through large windows, illuminating the clever layout and imbuing the space with a natural warmth. High-quality heat pumps keep the chill at bay, while air conditioning in every bedroom and the living room ensures cool comfort during summer's heat. And in this urban jungle, a designated parking spot is no small victory.

Set in a coveted area, close to shops, restaurants, schools, and public transport, this apartment makes everyday life easy. The center of Opatija, with its beaches, is only a seven-minute drive away, offering swift access to the sea and the wild joys of coastal living.

In short, this property is a rare find—luxurious, practical, and perfectly located. Whether you're hunting for a place to call home or seeking a valuable investment, this apartment in Matulji stands ready to answer the call.

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.

Apartment

Matulji, Kvarner



Price per m²:
4886 €

Average price/m² of this type
in this region:
4945 €

Median price/m² of this type
in this region:
4907 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4168 €

Apartment

Matulji, Kvarner



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