

Mini-hotel

Matulji, Kvarner



Ref	RE-U-36386
Type	Mini-hotel
Region	Kvarner > Opatija
Location	Matulji
Front line	No
Sea view	Yes
Floorspace	495 sqm
Plot size	2018 sqm
No. of bedrooms	9

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No. of bathrooms

8

Price

€ 1 250 000

House with Established Tourist Rental Business in Matulji over Opatija!

Located near the sea, this property of 495 sq.m. on a land plot of 2018 sq.m. is ideal for personal use, business activities, or tourist rentals.

With luxurious interiors, flexible spaces, and an excellent location, it offers endless possibilities.

First Floor - Luxury Apartment with Sea Views

The upper floor features a spacious apartment comprising three bedrooms, two bathrooms, a living room, dining area, kitchen, and pantry. The apartment is furnished with high-end furniture and includes a terrace offering stunning sea views. An elegant marble-clad internal staircase enhances the sophistication of the space.

Ground Floor - Business Space and Rental Apartment

The ground floor is divided into:

- **Business Space:** Includes offices and a bathroom.
- **Two-Bedroom Apartment:** Perfect for rental opportunities.
The drywall partitions allow for easy customization of the layout without altering the existing flooring.

Basement -1 - Three Apartments

This level contains:

- **Two One-Bedroom Apartments:** Each with a kitchen, living room, dining area, and bathroom.
- **One Two-Bedroom Apartment:** Features a kitchen, dining area, bathroom, and a small terrace.
Each apartment has separate water and electricity meters, ideal for independent utility management.

Basement -2 - Wellness Area or Gym

A spacious section of the second basement is ready for conversion into a private spa, gym, or recreational space. This floor also includes a dedicated laundry and ironing room, perfect for managing guest linens.

Outdoor Space and Yard

The landscaped exterior features a stone barbecue and well-maintained stairs leading to a large parking area.

Prime Location with Incredible Potential

- **Proximity:**
 - 5-minute drive to Opatija's center.
 - 3-minute drive to Matulji's center.
- **Surroundings:** Close to the sea, stunning beaches, and all essential amenities, making this property ideal for living, business, or tourism.

A Property Full of Potential

This property offers excellent investment opportunities, whether for living or as a rental asset.

About Opatija

Opatija is a picturesque coastal town on the Adriatic Sea, renowned as a global tourist destination. Nestled at the foot of Mount Učka, it is surrounded by breathtaking natural landscapes. Properties in Opatija provide unparalleled sea views of Krk and Cres islands.

The town is rich in history, with charming nearby villages featuring narrow streets and historic homes. Opatija's architecture is unique, with many villas dating back to the Habsburg era.

The area boasts:

- A wide range of beaches.
- Crystal-clear waters.
- Diverse tourist services.

Opatija is highly sought after as an investment destination, with property prices steadily increasing. Rental occupancy is exceptional, offering a return on investment between 5% and 10%, attracting international investors.

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:
2525 €

Average price/m² of this type
in this region:
2455 €

Median price/m² of this type
in this region:
1959 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
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