

# Apartment

Matulji, Kvarner



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# Apartment

## Matulji, Kvarner



<b>Ref</b>	RE-U-37259
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Matulji
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	103 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 260 000

## **Duplex Apartment, First Floor, Sea View, Matulji!**

A modern duplex apartment in a newly built residential building is for sale, situated in a peaceful and attractive location.

The first level of the apartment features an open-plan living room connected to the kitchen and dining area, creating a bright and spacious setting ideal for family gatherings and relaxation. From both the living room and kitchen, there is access to two balconies—one facing south and the other north—ensuring excellent ventilation and natural sunlight throughout the day. This level also includes a bathroom with a toilet, designed for everyday convenience.

An internal staircase leads to the upper level, where three spacious bedrooms provide a comfortable and tranquil retreat. This floor also features a second bathroom with a toilet and a large corner bathtub, offering a private and relaxing space.

The apartment comes with two dedicated parking spaces, with enough room to accommodate up to three vehicles, ensuring convenience for both the residents and their guests. Additionally, a private storage unit is located on the ground floor of the building. Residents also have access to a shared outdoor barbecue area, perfect for socializing and family gatherings.

One of the balconies offers a stunning sea view, making daily life in this apartment especially pleasant and relaxing. The apartment is well-maintained, fully furnished, and is being sold as such, allowing the new owner to move in immediately.

Heating is provided by a pellet-based central heating system, offering an efficient and cost-effective solution. For additional comfort, an air conditioning unit is installed. The building's façade was renovated two years ago, ensuring durability and an appealing aesthetic.

This property is an excellent opportunity for those seeking a high-quality and comfortable home near Opatija, in a prime location that combines tranquility with proximity to all essential amenities.

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 m<sup>2</sup>:  
2524 €

Average price/m<sup>2</sup> of this type  
in this region:  
4936 €

Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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