

Apartment

Brešca, Matulji, Kvarner



Ref	RE-U-37029
Type	Apartment
Region	Kvarner > Opatija
Location	Brešca, Matulji
Front line	No
Sea view	No
Floorspace	91 sqm
No. of bedrooms	2
No. of bathrooms	1

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Price

€ 300 000

House Floor with Two Parking Spaces in a Peaceful Location over Opatija!

Brešca is a village in Croatia, part of the **Municipality of Matulji**. The area is largely covered by **forests and woodland**, highlighting the significance of its **natural environment**. One of the region's unique natural features, **Breški Dol sinkhole**, has been proposed as a **botanical reserve** due to its ecological importance.

The tourism development strategy in Matulji aligns with **global economic and social objectives**, aiming to enhance **local well-being and economic prosperity** while ensuring the **preservation of natural landscapes and cultural heritage**.

Property Overview

For sale is a **house floor** located on the **2nd floor**, with a **total area of 91.25 m²**.

Layout:

- **Three bedrooms** (one with a gallery)
- **Living room**
- **Kitchen with dining area**
- **Bathroom**
- **Hallway**
- **Spacious terrace**
- **Attic & storage room**

The apartment features **underfloor heating** and is filled with **natural light**, creating a **warm and inviting atmosphere**.

Additional Features:

- **Two private parking spaces**
- Located in a **quiet suburban area**, yet well-connected to **Opatija and Rijeka**
- **Only a 15-minute drive** to **Rijeka**

This property offers a **comfortable and peaceful living environment**, making it an excellent choice for **families or individuals seeking tranquility** while staying close to urban centers.

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

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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:
3297 €

Average price/m² of this type
in this region:
4937 €

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

Average price/m² of this type
in Croatia:
4486 €

Median price/m² of this type
in Croatia:
4167 €

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