

House

Matulji, Kvarner



Ref	RE-U-38192
Type	House
Region	Kvarner > Opatija
Location	Matulji
Front line	No
Sea view	Yes
Floorspace	146 sqm
Plot size	600 sqm
No. of bedrooms	5
No. of bathrooms	2
Price	€ 470 000

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A detached house near the center of Matulji, over Opatija, is for sale.

Set on a beautifully maintained 600 m² garden, the house spans 146 m² and comes with clear ownership and all necessary documentation for a mortgage. Partially renovated, it requires no additional investment.

The property consists of two separate apartments: a 70 m² two-bedroom unit with a living room on the ground floor and a 100 m² three-bedroom unit with a living room and balcony on the first floor. It features oil-fired central heating and a 100 m³ water cistern. With its excellent location, spacious layout, and landscaped garden, the house offers great potential for family living, tourist rentals, or investment.

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:
3219 €

Average price/m² of this type
in this region:
2666 €

Median price/m² of this type
in this region:
2288 €

Average price/m² of this type
in Croatia:
2880 €

Median price/m² of this type
in Croatia:
2575 €

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