

Villa

Bregi, Matulji, Kvarner



Ref	RE-U-16952
Type	Villa
Region	Kvarner > Opatija
Location	Bregi, Matulji
Front line	No
Sea view	Yes
Distance to sea	1200 m
Floorspace	380 sqm
Plot size	1374 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 350 000

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This spacious family villa lies directly above Opatija in Bregi and offers a beautiful panoramic view of the entire Kvarner Bay!

It was built in 2001 with the highest quality building materials.

With 380 m² of living space, it is spread over three floors. Land plot around is 1374 m².

On the ground floor there is a spacious office space, a summer kitchen, a steam bath, a workshop and a loggia. If desired, this floor can be converted into a separate residential unit. In the area where the office is, there is a possibility of making another bathroom, since the installations have been brought.

On the first floor there is a large living room with a fireplace, a kitchen and a dining room on the first floor. In addition to the mentioned rooms, on this floor there is also a guest toilet, a storage room and one bedroom with its own bathroom.

On the second floor, there are 2 further bedrooms, both with their own bathrooms, one of which is equipped with a shower and the other with a Whirlpool massage tub.

A wardrobe made of solid oak wood and a library complete this floor. All rooms in the house lead to balconies that stretch the width of the entire house. The floors in the living room, kitchen and bathrooms are made of the highest quality Spanish and Italian ceramics, while the stairs are covered with granite and a wrought iron fence. The heating is central with heating oil. All ceramic floors have additional underfloor heating. Solar panels on the roof are used to heat hot water. With a Whirlpool, a "Hösch" steam bath, the most modern Gagenau kitchen appliances, solid oak room doors as well as a built-in wardrobe, a forged fence and other high-quality equipment, all the requirements of modern housing are met.

The garden is cultivated and maintained.

There is enough space for a swimming pool, and at the request of the future buyer, there is the possibility of making it with an additional surcharge. The carport and parking spaces are located behind the house.

The villa, all living rooms and bedrooms offer a wonderful view of Opatija, Rijeka, the sea and the islands.

The house is facing south, so it is sunny all day.

Excellent property in a peaceful and quiet location.

AGENT'S RECOMMENDATION!!

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:
3553 €

Average price/m² of this type
in this region:
5765 €

Median price/m² of this type
in this region:
4286 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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