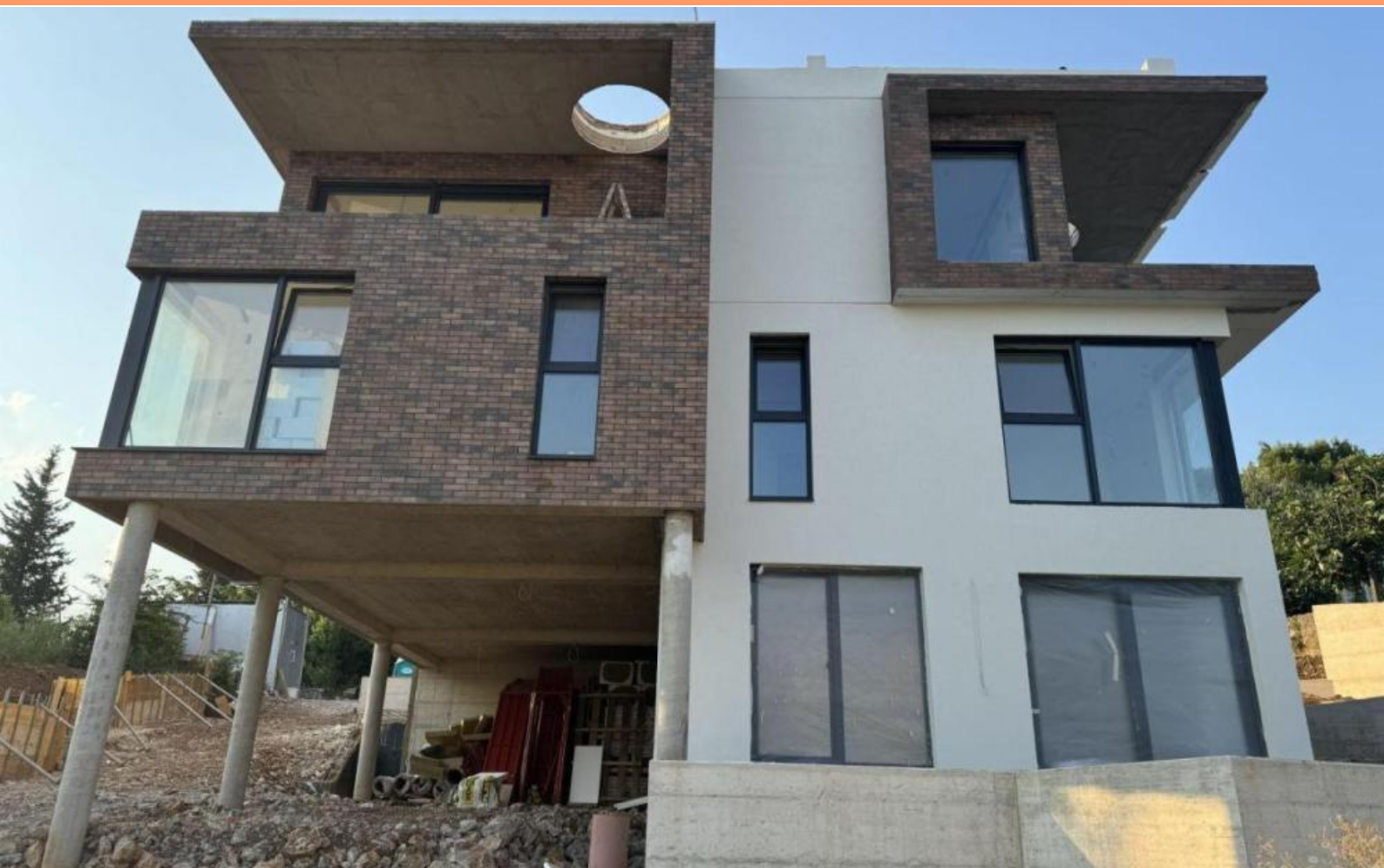


New development

Matulji, Kvarner



Ref	RE-AB-MAT
Type	New development
Region	Kvarner > Opatija
Location	Matulji
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	144 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 459 000

New development

Matulji, Kvarner



New luxury residence in Matulji area between Opatija and Rijeka!

Fantastic location just 150 meters from the sea, each unit will offer sea views!

Property is perfectly positioned close to intersection, close to newly built LIDL, in ideal walking distance to all the amenities, and short drive to the centre of Volosko, Opatija and Rijeka!

Perfect for living in Kvarner 365 days a year.

Each of the two buildings offers three luxury apartments are offered: one apartment with 2 bedrooms of 59-64 sq.m., and two apartments of 123-144 sq.m. with 3 bedrooms each (triplex with roof terrace).

Ground floor will offer 59-64 sq.m. apartment with two bedrooms, dressing, bathroom, guest wc, laundry, salon with kitchen area and terrace.

First floor triplexes of 123-144 sq.m. will extend over three levels: lower level offers three bedrooms, two bathrooms, two dressings, hallway; upper level with spacious salon with kitchen, dining area, guest wc, storage and terrace, plus roof terrace with our dining area, BBQ zone and jacuzzi. Roof terrace will benefit magnificent sea views.

Prices are cca 4000 eur per sq.m.

Building permit is now being received.

New building will replace the older structure.

Payment mode:

10% - downpayment

40% - at finalization of roh-bau stage

20% - at finalization of internal finishing

20% - at finalization of facade and territory

10% - by Usage permit receipt

Price list-

Building 1.

~~Ground floor apartment (2 bedrooms) - 59, 3 sq.m. - 237 000 eur (+ terrace + garden)~~

~~Triplex 144,25 sq.m. - 577 800 eur~~

Triplex 141,5 sq.m. - 459 000 eur

Building 2

~~Ground floor apartment 64,4 sq.m. (2 bedrooms) - Price is 257 600 eur (+terrace+garden)~~

Triplex 123,05 sq.m. - 459 000 eur

Triplex 128,38 sq.m. - 459 000 eur

Great location!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

New development

Matulji, Kvarner



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.

New development

Matulji, Kvarner



Price per m²:
3188 €

Average price/m² of this type
in this region:
5909 €

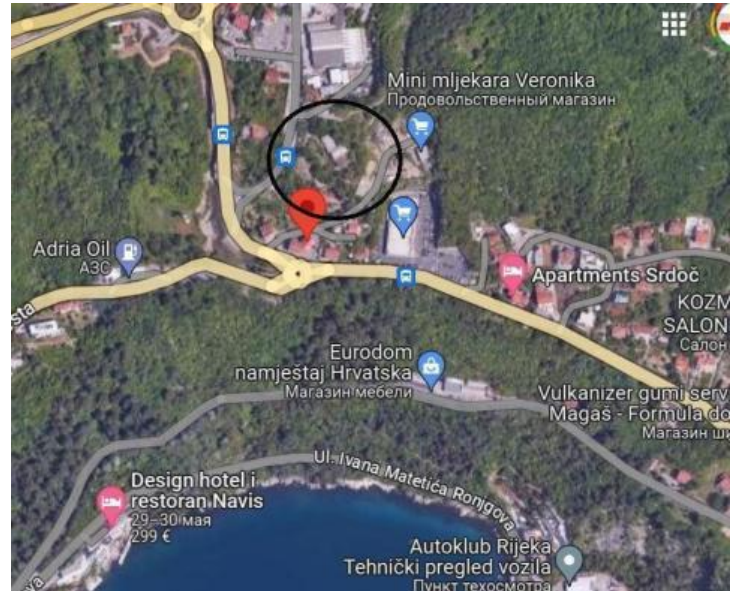
Median price/m² of this type
in this region:
6008 €

Average price/m² of this type
in Croatia:
4266 €

Median price/m² of this type
in Croatia:
3988 €

New development

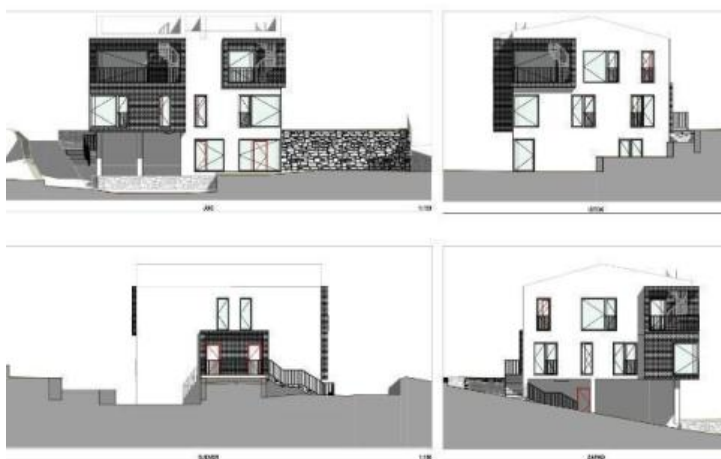
Matulji, Kvarner



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

New development

Matulji, Kvarner



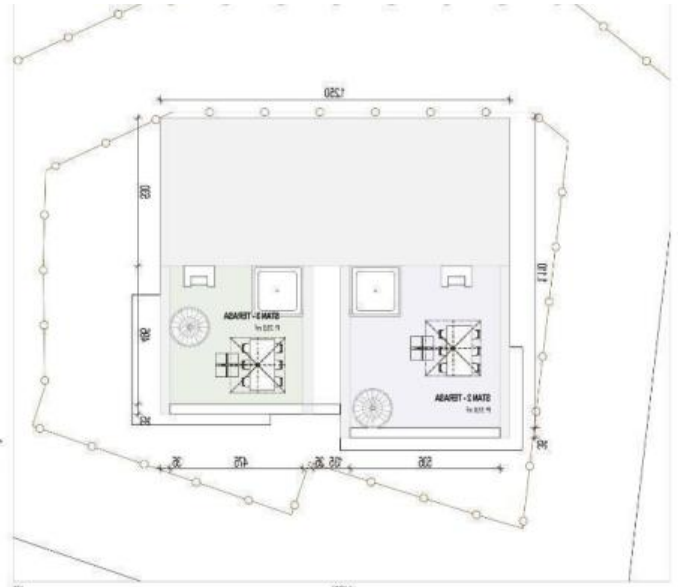
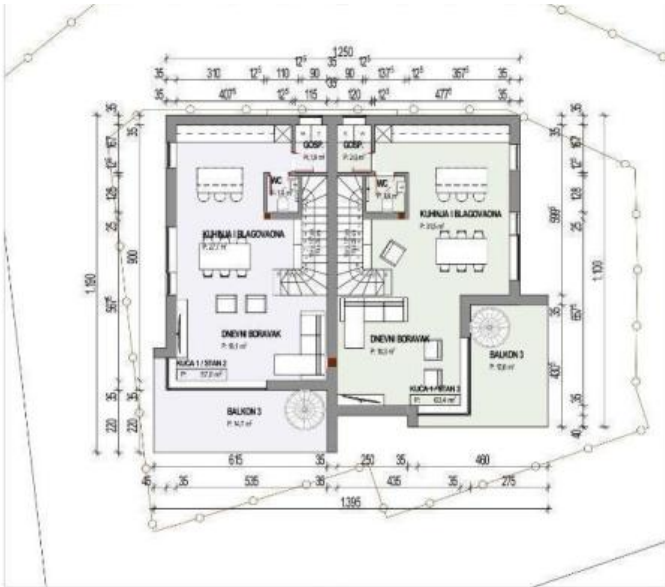
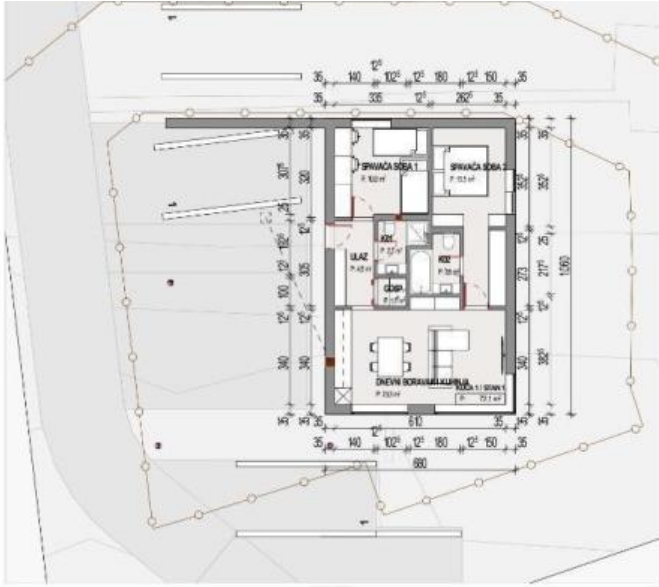
New development

Matulji, Kvarner



New development

Matulji, Kvarner



New development

Matulji, Kvarner

OPIS POSREDOVANOG NEPOKRETNOSTI		
KUĆA 1 / STAN 1	DNEVNI BORAVAK I KUHNJA	23.3
KUĆA 1 / STAN 1	GOŠP.	1.0
KUĆA 1 / STAN 1	KO1	2.7
KUĆA 1 / STAN 1	KO2	3.5
KUĆA 1 / STAN 1	SPRAVNA SOBA 1	10.8
KUĆA 1 / STAN 1	SPRAVNA SOBA 2	13.5
KUĆA 1 / STAN 1	ULAZ	4.5
	59.3 m²	
KUĆA 1 / STAN 2	BALKON 3	14.7
KUĆA 1 / STAN 2	DNEVNI BORAVAK	18.1
KUĆA 1 / STAN 2	GOŠP.	1.9
KUĆA 1 / STAN 2	HODNIK	8.5
KUĆA 1 / STAN 2	KO1	4.2
KUĆA 1 / STAN 2	KO2	4.1
KUĆA 1 / STAN 2	KUHINJA I BLAGOVANONA	27.7
KUĆA 1 / STAN 2	SPRAVNA SOBA 1	10.6
KUĆA 1 / STAN 2	SPRAVNA SOBA 2	11.1
KUĆA 1 / STAN 2	SPRAVNA SOBA 3	18.9
KUĆA 1 / STAN 2	STAN 2 - TERASA	31.0
KUĆA 1 / STAN 2	ULAZ	3.6
KUĆA 1 / STAN 2	WC	1.4
	151.8 m²	
KUĆA 1 / STAN 3	BALKON 3	12.6
KUĆA 1 / STAN 3	DNEVNI BORAVAK	18.3
KUĆA 1 / STAN 3	GOŠP.	2.0
KUĆA 1 / STAN 3	HODNIK	8.5
KUĆA 1 / STAN 3	KO1	3.3
KUĆA 1 / STAN 3	KO2	4.1
KUĆA 1 / STAN 3	KUHINJA I BLAGOVANONA	31.5
KUĆA 1 / STAN 3	SPRAVNA SOBA 1	12.9
KUĆA 1 / STAN 3	SPRAVNA SOBA 2	11.4



New development

Matulji, Kvarner



New development

Matulji, Kvarner

