

Villa

Bregi, Matulji, Kvarner



Ref	RE-U-19804
Type	Villa
Region	Kvarner > Opatija
Location	Bregi, Matulji
Front line	No
Sea view	No
Floorspace	112 sqm
Plot size	638 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 635 000

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Price was 645 000 eur, now price is 635 00 eur!

Newly built villa for sale in Bregi, Matulji, over Opatija.
Construction is just completed in 2023.
Total floorspace is 112 sq.m. Land plot is 638 sq.m.

The ground floor is occupied by a luxurious open space that combines the kitchen, dining room and living room with access to the swimming pool, dressing room, guest toilet and sauna, wellness, gym and laundry room. On the first floor there is a master bedroom with its own bathroom and two more bedrooms and a bathroom.

The house has underfloor heating and 5 air conditioners in the heating/cooling function, and it is decorated with first-class ceramics and quality materials.

In the garden there are two parking spaces, a new covered summer kitchen, an outdoor toilet and a storage room that can also be a pet friendly box for a pet.

In the southeastern part of the villa, there is a beautiful swimming pool with salt water, which offers additional functions such as hydromassage and regular massage.
The engine room is equipped with full automation.

It has an excellent southern orientation, bathed in sun and daylight from sunrise to sunset with a view of the sea.

At this stage, the price of the house is €645,000, and according to the "turnkey" principle, the price is €715,000.

The house is ideal for living or investing in tourism.

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:
5670 €

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:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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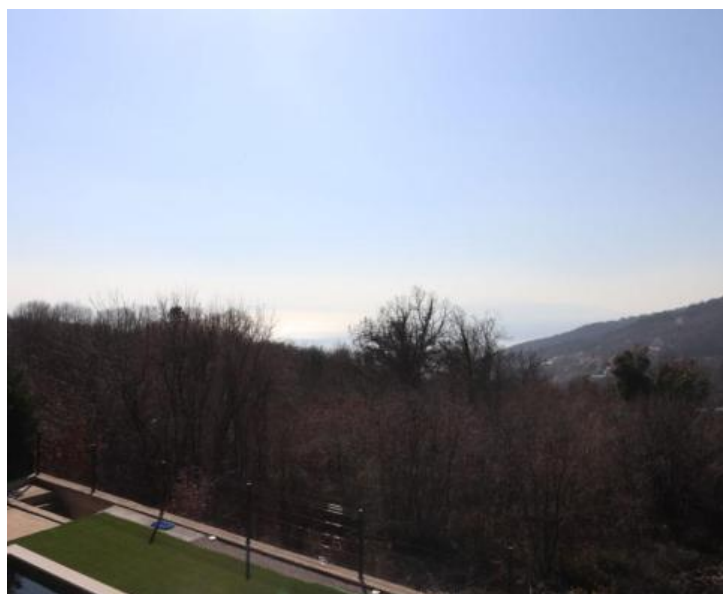
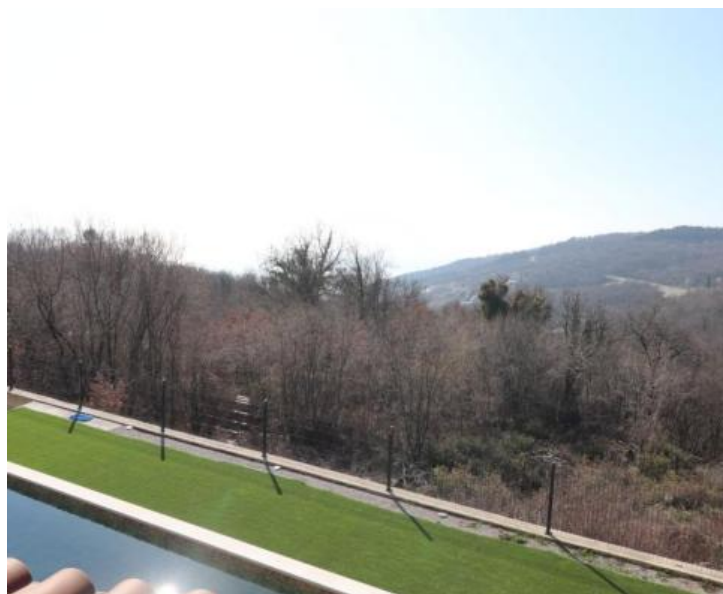
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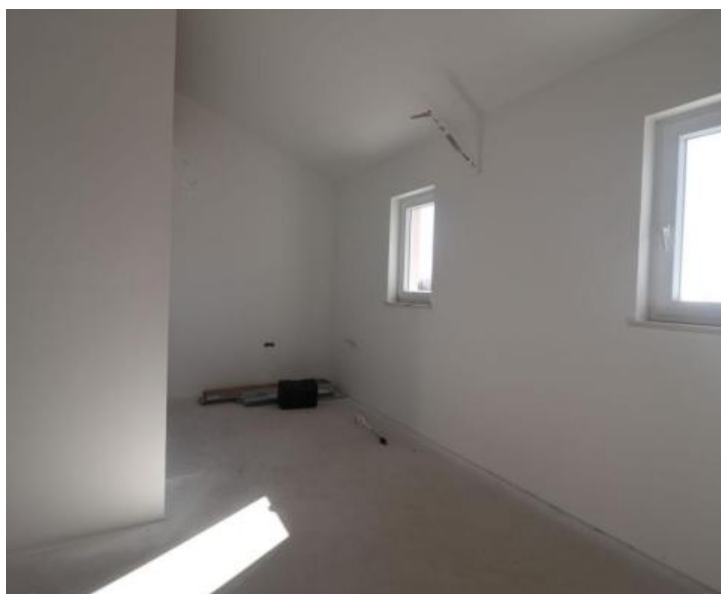
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