

# Villa

## Bregi, Matulji, Kvarner



<b>Ref</b>	RE-U-17061
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Bregi, Matulji
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	933 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

2

**Price**

€ 1 000 000

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House with fantastic sea views and great potential in Matulji over Opatija!  
With total surface of 230 sq.m. and terrain of 933 sq.m. it has a great potential.  
Once swimming pool is added - the house is becoming a luxury villa of gorgeous location.

In the basement of the house there is a garage, a tavern with a fireplace, a household, a toilet and a boiler room.

On the ground floor of the house there is a spacious entrance hall, kitchen, large dining room with access to a large loggia, living room, bedroom and bathroom.

On the 1st floor there are 3 bedrooms and a bathroom with a jacuzzi tub.

The house is built of top quality materials:

- air conditioners - located upstairs and in the living room
- thermal (demit facade, ventilated facade) facade
- windows, sliding walls - PVC carpentry with blinds
- central heating Bosch combined pellet stove
- roof - clay tile
- electrical installation - TV-SAT, internet, telephone, blinds in the living room and dining room with electronic lifting, preparation for intercom, automatic garage door
- beautiful spacious garden
- terraces - forged fences

Peaceful and beautiful location. The possibility of building a swimming pool.

Enourmous potential.

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 m<sup>2</sup>:  
4348 €

Average price/m<sup>2</sup> of this type  
in this region:  
5765 €

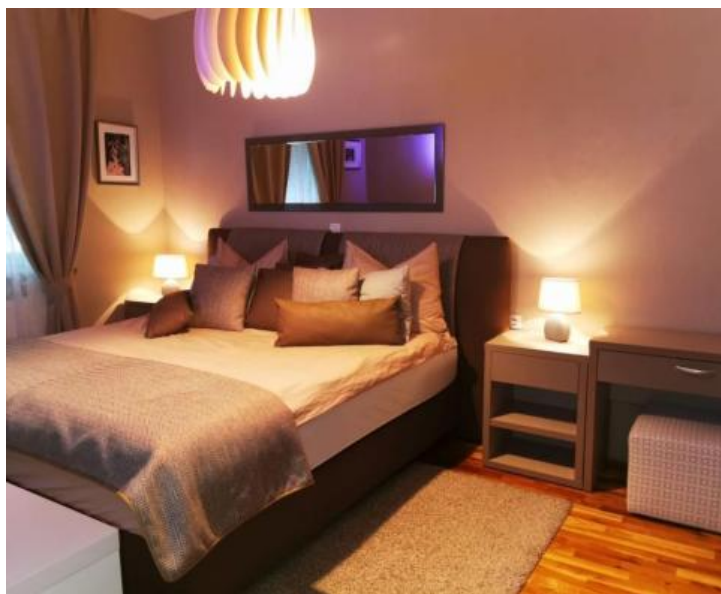
Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €

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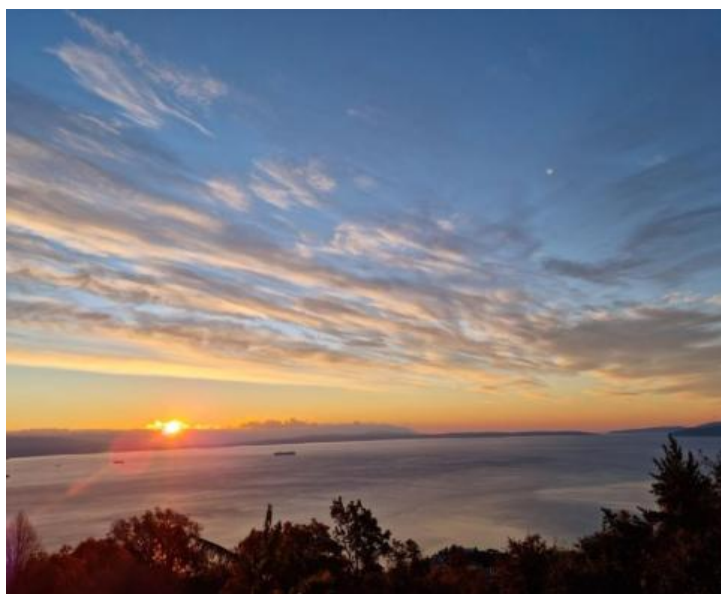
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