

Apartment

Matulji, Kvarner



Private rooftop
terrace with
panoramic sea
view

Ref	RE-U-24554
Type	Apartment
Region	Kvarner > Opatija
Location	Matulji
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	148 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 459 000

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Larger triplex apartment of 148 m², with 3 bedrooms, roof terrace and sea views in Opatija area - convenient location between Opatija and Rijeka!

It is a top-quality new building just a few minutes from the center of Opatija.

It is a new building with a total of 3 apartments with a view of the sea and the entire bay of Kvarner.

Apartment number 3 is located on the first floor. It consists of a storage room, a toilet, an "open space" living room with a kitchen and a dining room with access to a 15m² balcony with a view of the sea.

On the second floor there is a hallway with a staircase, a master bedroom with its own bathroom, two more bedrooms that share a common bathroom.

The staircase from the balcony leads to the third floor where there is a storage room, a technical room and a luxurious 22m² roof terrace with a panoramic view of Opatija and the Kvarner Bay.

The property has one parking space, and the building is located in a dead-end street.

Advantages:

- aluminum external joinery that provides excellent insulation
- heating and cooling system using a heat pump
- anti-burglary entrance door
- high quality materials

Perfect 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:
3101 €

Average price/m² of this type
in this region:
4945 €

Median price/m² of this type
in this region:
4907 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4168 €

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