

# Apartment

## Pavlovac, Matulji, Kvarner



<b>Ref</b>	RE-U-24553
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Pavlovac, Matulji
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	145 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 459 000

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Triplex apartment 145m2 with a magnificent roof terrace in a new building, near Opatija!

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

Apartment number 2 is located on the first floor.

It consists of a hallway with a staircase, a master bedroom with its own bathroom, and two more bedrooms that share a common bathroom.

On the second floor there is a storage room, a toilet, an "open space" living room with a kitchen and a dining room with access to a 12m2 balcony with a view of the sea.

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, Krk island and the Kvarner Bay.

The apartment has one parking space, and the building is located in a dead-end street only 250 meters from the sea by air.

#### Advantages:

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

This apartment offers a perfect balance between comfort, a beautiful sea view and an excellent location, making it an ideal choice for living or 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 m<sup>2</sup>:  
3166 €

Average price/m<sup>2</sup> of this type  
in this region:  
4936 €

Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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