

# Apartment

## Kučeli, Matulji, Kvarner



<b>Ref</b>	RE-U-24796
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Kučeli, Matulji
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	128 sqm
<b>Plot size</b>	150 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 250 000

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Apartment in Kučeli, Matulji, with garden of 150 sq.m. and garage!

The apartment is located on the high ground floor of a smaller residential building with 4 apartments.

The building was built at the end of the 1990s. The facade is in good condition, while the roof will be replaced at the beginning of next year.

The apartment consists of a kitchen, living room, hallway, bathroom, two bedrooms, stairs + entrance and terrace, total net area 83 m<sup>2</sup>, with attached garage, two storage and stairs in the basement with a net area of 45 m<sup>2</sup>, which makes a total of 128 m<sup>2</sup>.

The apartment is equipped with oil-fired central heating. Two parking spaces and a garden are settled by an inter-ownership agreement. It is freshly painted.

This property has everything you need for a carefree life close to all amenities.

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>:  
1953 €

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:  
4489 €

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



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