

## MATULJI, RUKAVAC - Atraktivna kuća s pogledom na more!, Matulji, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	MATULJI, RUKAVAC - Atraktivna kuća s pogledom na more!
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	650,000.00 €
Updated:	Nov 12, 2024

### Condition

Last renovation:	2021
------------------	------

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji
City area:	Rukavac
ZIP code:	51211

### Permits

Ownership certificate:	yes
------------------------	-----

### Additional information

Energy efficiency:	B
--------------------	---

### Heating

Central heating:	yes
------------------	-----



### Parking

Number of parking spaces:	4
---------------------------	---

## Description

Description:

MATULJI, RUKAVAC - Attractive house with a sea view! We mediate the sale of a very attractive house in Rukavac in the municipality of Matulji. The house is located on a hill with a beautiful view of the sea and the city of Rijeka. It was built in the 80s, and the last renovation was in 2021. The total area of 400 m<sup>2</sup> is located on a spacious plot that has a lot of potential for a garage or a swimming pool. The house consists of: - a spacious office space and a tavern/woodshed in the basement (possibility for a sauna and a gym with a future swimming pool) - on the ground floor (on the south side of the 2nd floor level) there are two identical one-room apartments, each with a 25 m<sup>2</sup> terrace! - on the 1st floor and the attic there is a beautiful two-story apartment with a living room, kitchen, three bedrooms, two bathrooms, a space for socializing, a storage room and a large terrace with a view of the sea! Two smaller apartments are used for tourist rental purposes. The roof and facade are maintained and tidy. Inside the garden there are: - a gazebo with a beautiful wooden table and chairs - a barbecue - an outdoor shower - a paved driveway for parking - a garden As stated in the ad in the case of building a swimming pool due to the location of the house on the cascades, privacy and green surroundings would resemble tropical countries. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 24681

## Additional contact info

Reference Number: 522467  
Agency ref id: 24681  
Contact phone: +385 98 13 77 003