

## OPATIJA, MATULJI - obiteljska kuća s lijepom okućnicom iznad centra Opatije, pogled na more, super lokacija, Matulji, House



### Seller Info

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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  
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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:	OPATIJA, MATULJI - obiteljska kuća s lijepom okućnicom iznad centra Opatije, pogled na more, super lokacija
Property for:	Sale
House type:	detached
Property area:	253 m <sup>2</sup>
Lot Size:	970 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Price:	449,000.00 €
Updated:	Jul 07, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	C
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### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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## Description

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OPATIJA, MATULJI - family house with a nice garden above the center of Opatija, sea view, great location Mihotići is a village in Croatia, 1500m from the center of Matulji. The territory of the Municipality of Matulji is mostly covered by forests and forest land. The tourism development goals of the Matulji municipality are aligned with the global economic and social goals of the municipality. The long-term goal of tourism development in the Matulji municipality is primarily the well-being of the local population and the achievement of economic prosperity, with the maximum possible preservation of the natural environment and cultural-historical heritage. We have for sale a beautiful family house located above the magical center of Opatija, this beauty offers a unique opportunity to live the life of your dreams. The house built in 1992 on two floors, enriched with basement rooms (90m<sup>2</sup>) that can be used for various purposes, while the boiler room, basement and workshop are currently in use, welcomes you with a well-kept garden and a place for resting and socializing. On the ground floor of the house there is an entrance hall and anteroom, a kitchen with a dining room, a living room with an office, a bathroom, a storage room and a bedroom. Hand-made wooden stairs lead to the first floor. There is a beautiful large covered terrace with a view of the sea and the surrounding area, a dressing room, a bathroom and two bedrooms, one of which has access to a balcony. At the front, there are two fenced parking spaces with the possibility of expansion, several fruit trees, a renovated barn that can also be used. Central heating is distributed throughout the house and there are pellet, wood or oil heating options. With this beauty comes a spacious plot of 870 square meters, creating the perfect setting for your privacy and comfort. The property has incredible potential to create an oasis of peace and relaxation, with a beautiful garden that can easily become your personal idyll, where it is possible to build a swimming pool as it provides privacy from prying eyes. This is a paradise for a family that likes to enjoy the comfort of their own home with a lot of privacy, and it is located in a great location, near the bus station, market, 1400m from the sea as the crow flies. Clean ownership with no encumbrances and proper documentation with a use permit. Do not miss the opportunity to become the owner of this beautiful property and enjoy the benefits of life on the coast! Contact us and schedule a viewing as soon as possible! Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25780

## Additional contact info

Reference Number: 546206

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