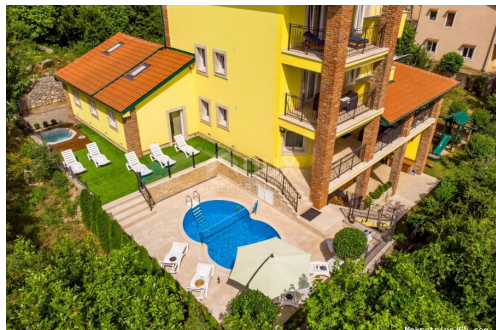


## OPATIJA, BREGI - Vila novogradnja u mediteranskom stilu s dvije stambene jedinice, bazenom, gostinjskom kućom, tavernom i dječjim igralištem, Matulji, House



### 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:	OPATIJA, BREGI - Vila novogradnja u mediteranskom stilu s dvije stambene jedinice, bazenom, gostinjskom kućom, tavernom i dječjim igralištem
Property for:	Sale
House type:	detached
Property area:	536 m <sup>2</sup>
Lot Size:	790 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	14
Bathrooms:	5
Price:	936,000.00 €
Updated:	Jul 26, 2024

### Condition

Newbuild:	yes
Last renovation:	2020

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces: 7

## Description

Description:

OPATIJA, BREGI - New Mediterranean style villa with two residential units, swimming pool, guest house, tavern and children's playground We offer a beautiful detached new Mediterranean style villa with two residential units with a total area of 536 m<sup>2</sup> built on a plot of 790m<sup>2</sup>. In nature, divided into 4 floors: basement, ground floor and two floors. The basement is organized as a tavern / tavern for socializing with a large covered summer terrace, bathroom, prepared room for wine / tavern with separate entrance / exit to the garden, a larger storage room that can serve as a hobby area, storage for motorcycles, garden supplies and more. On the same floor there is a children's corner, a beautiful playroom for children, a landscaped lawn with a slide and swings. The ground floor occupies a two-bedroom apartment with a larger luxurious living area and access to a spacious covered terrace, with dining area and kitchen and bathroom. The apartment occupies an area of 145m<sup>2</sup>. On the 1st and 2nd floor there is a large duplex apartment organized as a four-room apartment with a large living area, with a kitchen with dining area and two bathrooms and two terraces. The apartment occupies an area of 290 m<sup>2</sup>. The apartments are furnished, decorated with taste and style. The apartments have central gas central heating, beautiful fireplaces (3), one per floor and air conditioning in the function of heating / cooling. The kitchens are new with all appliances and appliances and as such are little used. The apartments are enriched with Brač stone and Istrian kanfanar, first-class ceramics (exclusively on the bathroom walls), quality sanitary ware, oak floor, designer lighting and modern rustic exterior and interior carpentry. Interiors of floors, bars, benches completely in stone. Detached on a fenced, landscaped garden provides peace and intimacy from the neighborhood. Cultivated environment (rosemary, lavender), paved terraces, parking lots, wrought iron fences and planted greenery, laurel, cherry, pine, cypress and other plants make a perfect whole of this beautiful house. A detached guest house of 112 m<sup>2</sup> was built on the plot, and from the yard there is a communication / passage for all parts of the house as well as an exit to the fenced landscaped cultivated garden. The guest house is designed as a country house with 3 bedrooms, a spacious living area, two bathrooms on the ground floor and a gallery. The yard is fenced and gives complete intimacy to enjoy. This property is in a real sense a small property like in a fairy tale. The semi-detached yard, the covered new summer kitchen, the beautifully landscaped garden, the garden planted with Mediterranean plants, and all enclosed in high stone walls, give the impression of a real manor. In the southwestern part of the house there is a beautiful round pool, sun deck and promenade. Next to the pool there is a large outdoor jacuzzi for 6 people and a table tennis table. The house is under alarm and video surveillance. Architecturally designed, structurally perfect structures and performances, design refined and furnished is a real villa. Built in the ideal part of Brega, on the edge of the Učka Nature Park and above Opatija. It is of excellent orientation, bathed in the sun and daylight from sunrise to sunset with a beautiful

view of the Rijeka waters, islands and Opatija, it is a unique and unique opportunity for this part of the city. Great opportunity for investment or life and a combination of work and private life! Sold fully furnished and equipped. Definitely a property that provides maximum comfort, convenience, privacy and the beauty of untouched nature. The house is for tourist rent, categorized for 18 to 22 people and generates excellent income. Don't miss this opportunity! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12252

### Additional contact info

Reference Number: 577485

Agency ref id: 12252