

## OPATIJA, MATULJI, MIHOTIĆI - samostojeća kuća 260m2 s pogledom + okućnica 2000m2, Matulji, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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, MATULJI, MIHOTIĆI - samostojeća kuća 260m2 s pogledom + okućnica 2000m2
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	1980 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	8
Bathrooms:	3
Price:	435,000.00 €
Updated:	Jul 25, 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:	In preparation
--------------------	----------------

### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description:	OPATIJA, MIHOTIĆI - detached house with a view + garden 2000m2 The house
--------------	--

in nature has an open view of the sea and a southern orientation. It is located in a peaceful and quiet position, yet in the immediate vicinity of all necessary amenities for a quality life. The house has a floor plan area of 100m<sup>2</sup> and extends over three floors, which are connected by internal stairs. On the ground floor there is a garage and one room - a storage room. On the first floor is a residential unit in Rochbau edition. On the 2nd floor - the attic - there is also an apartment in roch-bau edition. PVC joinery was installed in the whole house, electricity and water were connected. The terrain around the house is configurationally completely flat. The house is located in a quiet and peaceful location and right next to the paved road. On the building lot, it is possible to build 2 more residential buildings, which makes this area with a view very attractive from the aspect of investment in apartments.. All utilities to the area of the house. Certainly a nice property for family life, but also suitable as an investment in the form of tourism. This property is 1.55 km from the sea as the crow flies, or 4 km by car (about 7 minutes). **PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!!** Opatija: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)  
Dear potential buyers, tenants and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each property, the potential buyer/tenant/lessee is required to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). ID CODE: 30936

## Additional contact info

Reference Number: 616237  
Agency ref id: 30936