

## OPATIJA, BREGI - samostojeća kuća 180m<sup>2</sup> s panoramskim pogledom na more + okućnica 600m<sup>2</sup>, 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, BREGI - samostojeća kuća 180m2 s panoramskim pogledom na more + okućnica 600m2
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	640,000.00 €
Updated:	Jun 28, 2024

### Condition

Newbuild:	yes
Built:	2019

### 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:	A+
--------------------	----



### Parking

Number of parking	4
-------------------	---

spaces:

Covered parking space: yes

## Description

Description:

OPATIJA, BREGI - detached house 180m<sup>2</sup> with a panoramic view of the sea + garden 600m<sup>2</sup> It is located in a peaceful and quiet position, yet in the immediate vicinity of all necessary amenities for a quality life. The villa / house is south-oriented with large glass walls in all rooms on the south side, so that from these rooms there is a panoramic view of the entire Kvarner Bay. The house consists of GROUND FLOOR + FLOOR connected by an internal staircase. GROUND FLOOR consists of living room, kitchen, dining room and guest toilet. FLOOR – consists of 2 rooms with a shared bathroom and a master bedroom with its own wardrobe. The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are of the highest standards. - facade stone wool 10 cm thick - underfloor heating - heat pumps - premium aluminum carpentry. It is sold fully furnished with first-class furniture and appliances. The swimming pool above the house, also with a beautiful view of the sea, stands out in the beautifully landscaped garden. Right next to the pool there is a room for social gatherings, the so-called tavern with fireplace and toilet. The terrain around the house configurationally has several falling cascades/ completely flat. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. Clean and tidy property. This property is 1.8 km from the sea as the crow flies, or 5.7 km by car (approx. 11 min). REAL ESTATE AT A GREAT PRICE!!! PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!! 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 Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31323

## Additional contact info

Reference Number: 621067

Agency ref id: 31323