

## OPATIJA, BREGI - stan u prizemlju 153m2, DB+3S s panoramskim pogledom na more i bazenom, Matulji, Flat



### 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 - stan u prizemlju 153m2, DB+3S s panoramskim pogledom na more i bazenom
Property for:	Sale
Property area:	153 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	595,000.00 €
Updated:	Sep 24, 2024

### Condition

Newbuild:	yes
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	2
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### Description

Description:	OPATIJA, BREGI - ground floor apartment 153m2, DB+3S with panoramic sea view and swimming pool The spacious apartment on the ground floor consists of a large living room, 3 bedrooms, kitchen and 2 bathrooms. The apartment also has a studio apartment of 25 m2. The yard consists of a beautiful swimming pool, a sauna and a children's playground and, of course, table tennis, for those who want some fun and activities. The apartment is located in a building with a total of 4 residential units. The apartment is located in a peaceful and quiet location, yet in
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the immediate vicinity of all necessary amenities for a quality life. The apartment is south-oriented, and has a panoramic view of the entire Kvarner Bay. The building in which the apartment is located is well built and luxuriously equipped, all installed materials, floor and wall coverings are of the highest standards. - facade stone wool 10 cm thick - high quality aluminum joinery. The swimming pool, which is placed on the east side, also with a beautiful view of the sea, stands out in the beautifully landscaped garden. The grounds/courtyard around the building is fully landscaped and has several falling cascades. The apartment is sold fully furnished with first-class furniture and appliances. 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 1.2 km from the sea as the crow flies, or 4.7 km by car (about 7 minutes). **A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION!** 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: 32574

## Additional contact info

Reference Number: 631711  
Agency ref id: 32574  
Contact phone: +385 91 270 3979