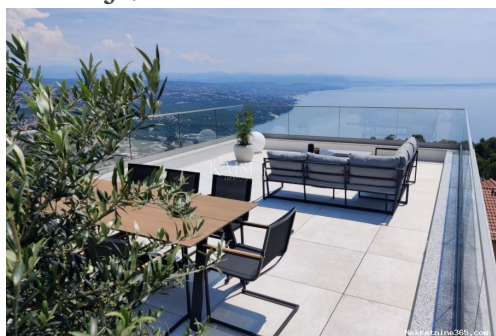


## Opatija rivijera, jedinstvena vila sa spektakularnim pogledom na more i grad, Matulji, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on  
the way to the best real estate.

Our focus is quality, safety and  
finding the perfect property for  
the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Opatija rivijera, jedinstvena vila sa spektakularnim pogledom na more i grad
Property for:	Sale
House type:	detached
Property area:	290 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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



### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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### Description

Description:	Kaiser Immobilien presents you a unique modern villa on the Opatija Riviera, just a few minutes by car from Opatija, an elegant and historically significant tourist destination with the longest tradition in Croatian tourism. Villa characteristics: Area: 290 m <sup>2</sup> , spread over three floors. Construction: Top quality materials and high standards. Heating: Central floor heating. Security: Alarm system. Swimming
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pool: A system for cleaning the pool using salt electrolysis. Rooms: Bedrooms: 4 rooms, each with its own bathroom. Upper floor: Open space with kitchen, dining room and large living room with access to the terrace with pool and beautiful view of Kvarner. Lower floors: Private part with bedrooms with bathrooms, sauna, fitness room and laundry room. Special features: Roof terrace: Unobstructed view of the Kvarner Bay and the city skyline of Rijeka. Yard: Decorated with enough space to enjoy the greenery of Mediterranean plants. Parking: Several parking spaces in front of the villa. Additional Information: Large glass walls provide spaciousness and light in all rooms, while stylish custom-made furniture adds to the comfort and luxury of this villa. Do not miss the opportunity to become the owner of this unique property in one of the most desirable locations on the Adriatic. For more information and to arrange a viewing, feel free to contact the agent at +385 995677888 or at email: [info@kaiser-immobilien.hr](mailto:info@kaiser-immobilien.hr) Kaiser Immobilien - Your partner for luxury real estate. Distance of the property from EU cities: Munich: 533 km Vienna/Vienna: 514 km Prague: 840 km Budapest, Hungary: 595 km ID CODE: 120-036

### Additional contact info

Reference Number: 647815  
Agency ref id: 120-036