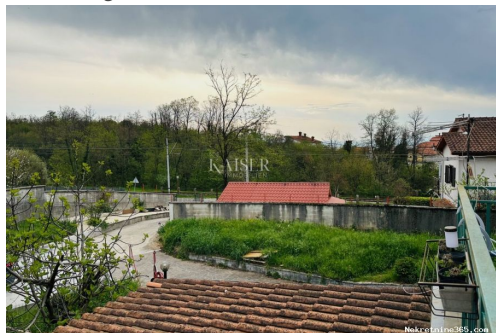


## Matulji, Rukavac - kuća s dvije stambene jedinice na prostranoj okućnici. Matulji, House



### 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:	Matulji, Rukavac - kuća s dvije stambene jedinice na prostranoj okućnici
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	1033 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Price:	450,000.00 €
Updated:	Nov 16, 2024

### Condition

Built: 1984

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: In preparation

### Heating

Central heating: yes



## Parking

Garage: yes  
Number of parking spaces: 7  
Covered parking space: yes

## Description

Description: The Kaiser Immobilien agency offers a house with great potential located in Rukavac in the municipality of Matulja. The house is located on a hill overlooking the sea. It was built in 1980 and has two residential units. The total living area is 180 m<sup>2</sup>, and it is located on a spacious plot of 1033 m<sup>2</sup> that has a lot of potential. The house consists of a spacious garage and a workshop located on the ground floor (possibility of parking two cars). On the first floor there is a two-room apartment with a large living room, a storage room, a small toilet, and a spacious terrace, and on the second floor there is a smaller apartment consisting of two bedrooms, a kitchen, a dining room, and a bathroom. Documentation neat and clean ownership. The distance to the center of Matulji and all facilities is 5 minutes, and to the center of Rijeka 20 minutes by car. Wood heating and has the option of gas central heating. An extremely large garden in an oasis of greenery offers countless opportunities for sports facilities and swimming pools. A large garden, peace and quiet, a view and an excellent microlocation with a very interesting house make this property extremely worthy of attention and has our warm recommendation. For more information and viewing, contact the Kaiser Agency at +385 91 523 1376 or at the e-mail address: [vanja@kaiser-immobilie.hr](mailto:vanja@kaiser-immobilie.hr)  
ID CODE: 104-100

## Additional contact info

Reference Number: 647987  
Agency ref id: 104-100  
Contact phone: +385915231376, +385995677888