

Opatijska riviera, vila s bazenom, 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:	Opatijska riviera, vila s bazenom
Property for:	Sale
House type:	detached
Property area:	650 m ²
Lot Size:	1039 m ²
Bedrooms:	10
Bathrooms:	6
Price:	1,875,000.00 €
Updated:	Nov 02, 2024

Condition

Built: 2009

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes



Parking

Garage:	yes
Number of parking spaces:	6

Description

Description: Below the slopes of Učka gora, surrounded by the nature park Lisinska šuma, on several natural terraces with a view towards the sea, is the villa property presented to you by Kaiser-immobilien Opatija. A luxuriously furnished villa on three floors with a garage, a swimming pool, two large outdoor grills, sheltered by a natural hedge and the natural slope of the terrain on an area of 1400 m², offers comfort, peace and an open view of the sea. Upon entering the ground floor of the villa, a large area of the living room, dining room and kitchen opens in front of us, with an exit from each room to the terrace facing the sea, where there is an outdoor grill, with a large table for family and other gatherings. The living room, which is open and spacious, is dominated by a crocodile leather sofa with a Persian carpet. On the same floor, there is a master bedroom with a dressing room and a large bathroom belonging to it. There are two additional rooms on the same floor. Upstairs there are 4 bedrooms, each with its own bathroom, kitchen and living room. All rooms have a sea view and access to the terrace. In the basement there is a large room for social gatherings, a massage room, a Finnish sauna, a bathroom with a shower, a study room with an auxiliary area, a home cinema equipped with the highest quality speakers and armchairs for enjoyment and relaxation, as well as a room - a wine cellar with a natural temperature for preserving wine and food. The space is connected to a terrace, an outdoor grill and a swimming pool. The grounds of the villa are ennobled and maintained with Mediterranean plants and greenery. The garage, which is at the height of the first floor, has a freight elevator that can be used to go down to the entrance to the villa. The villa for enjoyment and rest is only a 10-minute drive from Opatija and the first beaches for swimming. Opatija and Matulji center ten minutes by car, Rijeka approx. 30 minutes, Trieste approx. 1h, 30 min, Zagreb approx. 1h, 30 min, Ljubljana approx. 2 h, Krk airport approx. 50 min. For additional information and a tour, contact your agent: Eli Lovko, mob: 0916133776; eli@kaiser-immobilien.hr Agency commission is 3% + VAT ID CODE: 121-033

Additional contact info

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