

## Matulji okolica, obiteljska kuća s panoramskim pogledom Kvarnera, 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  
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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 okolica, obiteljska kuća s panoramskim pogledom Kvarnera
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	521 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	1
Price:	1.00 €
Updated:	Oct 03, 2024

### Condition

Built: 2006

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: C



### Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description:

Near Matulje, in a small town near Brega, surrounded by greenery, forest and several family houses, this family house is located in a natural environment. Its architectural refinement and playfulness with space immediately attracts attention upon entering. From the main entrance and the hall, with several steps, we go down to the ground floor and the living room, the southeast side of which has an open view of the outdoor space reached by large glass walls, to the beautifully landscaped garden and in the distance to Kvarner and the blue sea. This space is again connected by several stairs to the dining area and the kitchen, which has access to a smaller balcony connected to the outdoor garden. On the first floor there are bedrooms and a bathroom with a toilet. Next to the building is a garage that communicates with the house, so that when we enter the garage, we can go into the house as well, without going outside the building again. In the environment of the house, natural rocks have been left ennobled with greenery, lawn and flowers as a pleasant decoration of the entire contents. In complete peace and quiet, away from the hustle and bustle of Opatija's summer nights, here we can find an environment for family vacations and living close to a larger place nearby and all the facilities necessary for a comfortable lifestyle. 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: 121-016

## Additional contact info

Reference Number: 648132  
Agency ref id: 121-016