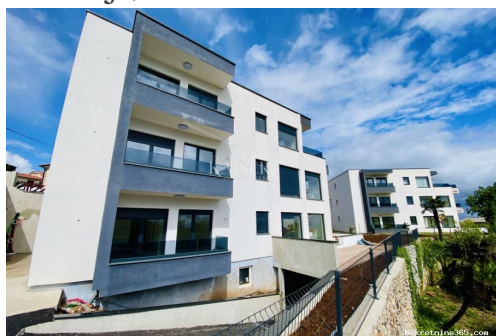


Opatija, Bregi - Prostran i svijetao stan 3S+DB sa prekrasnim pogledom, Matulji, Flat



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, Bregi - Prostran i svijetao stan 3S+DB sa prekrasnim pogledom
Property for:	Sale
Property area:	110 m ²
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	390,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	2
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Description

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The real estate agency Kaiser Immobilien from Opatija presents an apartment in a new building in the Bregi settlement above Opatija with a beautiful open view of the mountains and the sea. The apartment is located in a quiet location, in a modern new building that is part of a complex of two almost identical buildings that are located on a plot of land with a total area of 1,450 m². There are three apartments in each building, which makes a total of 6 residential units. The spacious and, thanks to the large windows, very bright apartment from today's offer is located on the 1st floor of building 2, has a total area of 118.14 m² (according to the coefficients 110.71 m²), and consists of an entrance hall, a large living room with a kitchen and a dining room, three bedrooms and two bathrooms. The living room opens onto a large covered balcony with a beautiful panoramic view, and the balcony with an equally beautiful view is shared by two of the three bedrooms. The master bedroom has its own bathroom and an additional bathroom is available for the remaining two bedrooms. The living room is equipped with an inverter air conditioner for cooling and heating, and for the colder part of the year the apartment has underfloor heating with its own heat pump. The aluminum windows are white inside and gray outside and are equipped with electrically operated blinds. In the living room, kitchen and bathrooms we have large format tiles 60x120 cm, bedrooms are equipped with parquet floors. The apartment also has a massive security door. Thanks to its orientation and extremely large glass surfaces, the apartment is sunny all day and has a wonderful view of sunrises and sunsets. The apartment also has two parking spaces and a storage room in the basement. The coast is 1,400 m away as the crow flies, 5 km / 10 minutes by car, and it takes about 25 minutes by foot to the sea. April 2024: The apartments are 99% finished, the landscaping of the surrounding land is in progress and a request for a use permit has been submitted. In the case of loan financing, it is possible to pay part of the price in advance, and the remaining part after obtaining the use permit. Shop, restaurant - 100 m Center of Matulja – 3.5 km / 5 minutes Center of Opatija, coast, beaches - 5 km / 10 minutes Center of Rijeka – 12 km / 20 minutes Rijeka Airport - 40 km / 35 minutes Pula Airport - 90 km / 60 minutes Zagreb Airport - 180 km / 120 minutes Venice Airport - 200 km / 150 minutes The intermediary fee of the agency for the buyer is 3% + VAT. The brokerage fee covers all services related to the purchase and is paid only in the case of real estate purchase, when the first legal deed is concluded. Purchase price of the property: EUR 390,000.00 Intermediary fee (3.75%): EUR 14,625.00 Total investment: EUR 404,625.00 ID CODE: 107-60

Additional contact info

Reference Number: 648865
Agency ref id: 107-60