

## Opatija, Bregi- Predivna vila sa prekrasnim pogledom, 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, Bregi- Predivna vila sa prekrasnim pogledom
Property for:	Sale
House type:	detached
Property area:	380 m <sup>2</sup>
Lot Size:	1374 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Price:	1,150,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 2001

### 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

### Description

Description: Kaiser Immobilien presents a beautiful family villa that is located directly above Opatija and has a wonderful panoramic view of the entire Kvarner Bay. It was built in 2001 with the highest quality construction materials. It has approx. 380 m<sup>2</sup> of living space, which is spread over 3 floors. On the ground floor there is a spacious office space, a summer kitchen, a steam bath and a loggia. At the buyer's request, this floor can be converted into a separate residential unit. On the first

floor there is a large living room with fireplace, kitchen and dining room. On this floor there is also a guest toilet, a storage room and one bedroom with a bathroom. on the second floor there are 2 bedrooms, each with its own bathroom, one of which is equipped with a shower and the other with a Whirlpool massage tub. On this floor there is a library and a wardrobe made of solid oak wood. The floors in the living room, kitchen and bathrooms are made of the highest quality Spanish and Italian ceramics. All ceramic floors have additional underfloor heating. The stairs are lined with granite and forged railings. The heating is central with heating oil. The villa has solar panels on the roof to heat hot water. With a Whirlpool, a Hosch steam bath, the most modern Gaggenau kitchen appliances, solid oak room doors as well as built-in wardrobes and other high-quality equipment, all the requirements of modern housing are met. The yard is well maintained and parking spaces are located behind the house. From the Villa, from all living rooms and bedrooms, there is a wonderful view of Opatija, the river, the sea and the islands.  
ID CODE: 111-019

### Additional contact info

Reference Number: 648979  
Agency ref id: 111-019