

## Matulji, Mihelići – Impozantna vila sa dva stana i 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:	Matulji, Mihelići – Impozantna vila sa dva stana i bazenom
Property for:	Sale
House type:	detached
Property area:	403 m <sup>2</sup>
Lot Size:	525 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	6
Bathrooms:	5
Price:	880,000.00 €
Updated:	Oct 03, 2024

### Location

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

### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Surrounded by family houses, in a quiet location just a few minutes from the center of Matulje and all amenities, Kaiser Immobilien presents a family villa located on a plot of 715 m <sup>2</sup> , of which 155 m <sup>2</sup> is the built-up area of the house, 35 m <sup>2</sup> swimming pool and 525 m <sup>2</sup> beautifully landscaped garden. The villa with a total living area of 403 m <sup>2</sup> on 4 floors consists of a basement with a garage for several personal vehicles, a laundry room, a toilet and a storage room. The internal stairs lead to the ground floor with a spacious and bright living room, exit to the terrace, kitchen and dining area with exit to the balcony. There is also a toilet, a storage room and a swimming pool on the terrace, as well as a place to socialize outdoors with a fireplace. We continue up the internal stairs to the next middle floor, where there are two rooms, each with its own bathroom, a balcony, a terrace and another additional toilet. In the attic, this house has three more rooms with a separate entrance, each of which has its own bathroom and connection for a small
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kitchenette. The house is ideal for quality family life with the possibility of partial tourist rental or for renting the entire house as part of luxury tourism. The house is sold fully furnished. Special attention is paid to details such as the fireplace in the living room, lighting fixtures throughout the house, artistic paintings, the selection of materials and color palette, and the selection of high-quality materials (parquet, tiles, furniture, kitchen appliances, etc.). ID CODE: 101-029

### Additional contact info

Reference Number: 649037  
Agency ref id: 101-029