

## Matulji - dvojna kuća s bazenom na mirnoj lokaciji, 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 - dvojna kuća s bazenom na mirnoj lokaciji
Property for:	Sale
House type:	semi-detached
Property area:	213 m <sup>2</sup>
Lot Size:	859 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Price:	599,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: Kaiser Immobilien mediates the sale of an apartment in a new building, with a total area of 213 m<sup>2</sup>. The apartment comes with a garden area of 859 m<sup>2</sup>, providing enough space for a garden or building a swimming pool with a sunbathing area. The location is peaceful and in a natural environment, and at the same time it is only a few minutes' drive from the center of Matulje, which offers a perfect balance between privacy and proximity to all necessary amenities. Kindergarten is five minutes away by car; school only two minutes. The apartment extends over three floors. In the basement there is a garage, a boiler room and a utility room, which provides enough space for storage and technical needs. On the ground floor there is a spacious living room with access to the terrace, a dining room, a kitchen and a bathroom. The first floor includes three bedrooms, the main of which has access to the terrace, and a large bathroom. This distribution of rooms ensures functionality and comfort, with an emphasis on open space and natural light. The apartment comes with 148 m<sup>2</sup> of garden, which is not included in the price of the property, but can be purchased additionally for a price of 20,000 euros. Planned completion of works in the spring of 2025. The price is formed for turnkey with sanitary ware and ceramics without furniture. It is possible to buy at this stage of construction with a corrected price. The commission of the agency for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. For any additional information, please contact me at phone number 00385 976839504, or at the email address: [ilijana@kaiser-immobilien.hr](mailto:ilijana@kaiser-immobilien.hr). ID CODE: 126-009

## Additional contact info

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