

## OPATIJA, MATULJI - Odlična novogradnja u široj okolici centra Matulja, Matulji, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OPATIJA, MATULJI - Odlična novogradnja u široj okolici centra Matulja
Property for:	Sale
Property area:	123 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	13 m <sup>2</sup>
Price:	550,000.00 €
Updated:	Nov 04, 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:	A
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### Parking

Garage:	yes
Number of parking spaces:	4

## Description

Description:

OPATIJA, MATULJI - Excellent new building in the wider vicinity of the center of Matulji Dux presents a beautiful new building in Matulji, with an Infinity pool and a garage, which offers superior comfort and quality of life. The building consists of three floors, each with one residential unit. The apartment in question is located on the ground floor and includes an entrance hall, a spacious open-space kitchen with a dining room and a living room, a terrace and a garden with a 10 m<sup>2</sup> infinity pool. The apartment has three bedrooms, two bathrooms and an additional storage room. In addition, a private garage with two parking spaces is provided. The building has a facade of 10 cm, and the apartments are equipped with PVC carpentry in an elegant anthracite color, electric blinds, security doors, 120x120 cm tiles and quality oak parquet in the bedrooms. Heating and cooling is solved by a combination of floor heating and a fan-coil system with a heat pump. The property is in the VAT system, so the buyer does not pay real estate sales tax, and it is sold on a "turnkey" basis. Opatija: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34678

## Additional contact info

Reference Number: 679539  
Agency ref id: 34678  
Contact phone: +385 91 601 3692