

Villa

Matulji, Kvarner



| | |
|------------------------|-------------------|
| Ref | RE-U-24793 |
| Type | Villa |
| Region | Kvarner > Opatija |
| Location | Matulji |
| Front line | No |
| Sea view | No |
| Floorspace | 130 sqm |
| Plot size | 233 sqm |
| No. of bedrooms | 3 |

Villa

Matulji, Kvarner



No. of bathrooms

2

Price

Price upon request

OPATIJA - MATULJI - VELI BRGUD | Stone Villa with Pool and Garage in a Peaceful Green Oasis - Fully Renovated in 2014 | RARE OPPORTUNITY

Rare property at an attractive price!

For sale is a beautiful stone villa located in Veli Brgud, near Matulji and Opatija, set in a quiet and green environment that offers complete privacy and relaxation. Despite its peaceful setting, the villa is just 15 minutes by car from the sea and the center of Opatija.

The villa is situated on a 363 m² plot and offers a total living area of 147 m², thoughtfully designed for comfortable living and leisure.

Property Layout:

Ground floor:

- Spacious open-plan living room, dining area, and kitchen
- Bathroom
- Additional room with a traditional open fireplace
- Tavern, ideal for social gatherings and relaxation

First floor:

- Three comfortable bedrooms
- Bathroom

Additional Features:

Villa

Matulji, Kvarner



- Garage (38 m²)
- Swimming pool
- Sunbathing area
- Covered terrace
- Beautifully landscaped and well-maintained garden

This villa is an excellent choice for a holiday home, year-round living, or a high-potential investment for tourist rental.

About the Location:

Opatija is one of the most prestigious destinations on the Adriatic coast, known for its elegant villas, rich history, and stunning natural surroundings at the foot of Mount Učka. The area offers crystal-clear sea, numerous beaches, excellent tourist amenities, and charming nearby towns with authentic architecture and narrow historic streets.

A unique stone villa in a serene location with exceptional potential – ideal for lifestyle and investment. Don't miss this rare opportunity!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Garage

Villa

Matulji, Kvarner



Average price/m² of this type
in this region:
5.602 €

Median price/m² of this type
in this region:
4.138 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

Villa

Matulji, Kvarner



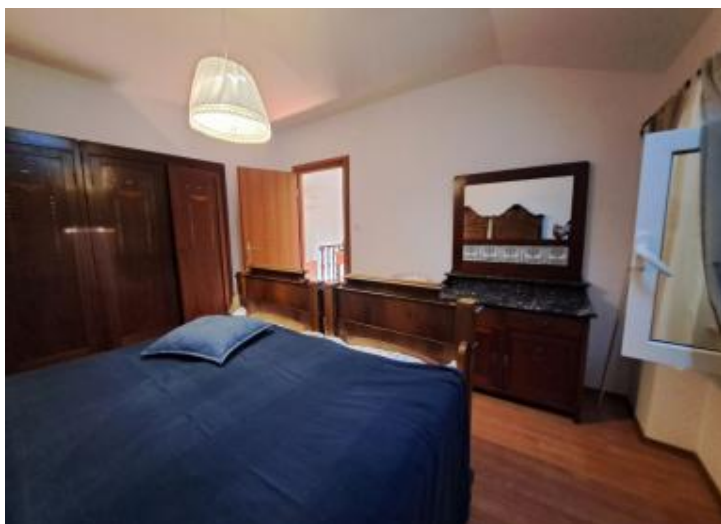
Villa

Matulji, Kvarner



Villa

Matulji, Kvarner



Villa

Matulji, Kvarner



Villa

Matulji, Kvarner

