

Apartment Matulji, Kvarner



Apartment

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Ref	RE-U-47271
Type	Apartment
Region	Kvarner > Opatija
Location	Matulji
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	167 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 750 000

Discover the ultimate blend of residential privacy and Mediterranean luxury in this sprawling 167 square meter triplex residence located in the hills above Opatija.

Architecturally designed to mirror the autonomy and feel of a detached family house, this unique property spans three levels of modern living space, culminating in an exclusive private rooftop oasis.

The ground floor serves as an inviting social hub, featuring an open-concept kitchen and living area that flows directly into a private landscaped garden and terrace, seamlessly merging indoor and outdoor environments. This level is enhanced by a versatile bedroom and full bathroom, perfect for guests or accessible living.

The second floor is dedicated to tranquility, housing three generous bedrooms and an additional contemporary bathroom to provide a clear separation between social and private zones.

The crown jewel of this estate is the expansive third-story roof terrace, offering unrivaled panoramic views of the Adriatic Sea and serving as a premier space for al fresco dining and sunbathing.

Engineered for year-round comfort, the home is equipped with a high-efficiency heat pump, underfloor heating, and climate control, alongside premium security features such as video surveillance and a covered parking space. Offering significantly more privacy and square footage than a standard apartment, this Matulji property represents a high-value investment in the prestigious Opatija real estate market, ideal for those seeking a representative home with a distinct Mediterranean character.

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:

- Roof terrace
- Floor heating
- Garden
- Detached
- Urbanized
- Modern

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Price per m²:
4.491 €

Average price/m² of this type
in this region:
4.958 €

Median price/m² of this type
in this region:
4.720 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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