

# Villa

## Bregi, Matulji, Kvarner



<b>Ref</b>	RE-U-8538
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Bregi, Matulji
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	320 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 100 000

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Villa of 320m<sup>2</sup> with panoramic views and swimming pool in Opatija, Bregi!

Villa was constructed in 2018.

Land plot is 500m<sup>2</sup>.

The villa is located on the slopes of Učka next to the nature park, this beauty provides an opportunity for a great vacation or a quiet family life.

The villa has two floors and each is made with a separate entrance, but in the tourist season it is rented in full. This is a great opportunity for those who want a family house, but also for those who are looking for a holiday home (rental) with friends, so you can have a dose of privacy if you need it.

The lower floor of the house has one bedroom apartment, while the upper floors have three bedrooms apartment each (seven bedrooms in the villa in total).

There are three apartments in total, fully furnished and equipped, each with modern kitchen with dining area, salon, terrace and bedrooms with bathrooms.

Each room has its own bathroom, and after many excursions and enjoying nature, you can relax in the sauna that this beauty has.

The house has a large swimming pool, and the view from the terrace extends over Rijeka, Krk, Cres, all the way to Istria.

The whole of Kvarner seems to be in the palm of your hand.

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:**

Swimming pool

Sauna

Modern

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Price per m<sup>2</sup>:  
3.438 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.608 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.125 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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