

# Villa

## Matulji, Kvarner



<b>Ref</b>	RE-U-12769
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Matulji
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	900 m
<b>Floorspace</b>	300 sqm
<b>No. of bedrooms</b>	9
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 800 000

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New villa with three apartments and swimming pool in Matulji over Opatija!

It is distinguished by wonderful sea views and privacy.

Total area is 300 sq.m.

Villa was built in 2017 but there was a complete adaptation in 2021.

Villa is divided into 3 floors: ground floor and two floors.

Each floor contains one apartment with 3 bedrooms + living room/dining/kitchen.

The ground floor occupies a three-bedroom apartment with a larger luxurious living area and access to a spacious terrace, with dining area and kitchen and bathroom. The apartment occupies an area of 98m<sup>2</sup>. The ground floor has a garden with swimming pool, sun deck, promenade, barbecue and planted, landscaped Mediterranean garden.

On the 1st floor there is an identical apartment as on the ground floor, with the same dimensions, but the apartment in question has a beautiful loggia that extends the length of the entire house and has exits from the living room and bedroom.

On the 2nd floor is also a three bedroom with living area, a small penthouse of 101m<sup>2</sup>, with a beautiful loggia.

The apartments are furnished, decorated with taste and style. The kitchens are new with all appliances and appliances and as such are little used. Modern living rooms, beautifully decorated bedrooms, with double beds, closets. Heating / cooling is an air conditioning/ventilation system through the system. Fully equipped with all appliances, furniture, lighting and white goods, as such is sold.

Each apartment has 2 parking spaces.

Villa also benefits landscaped garden, sun deck and swimming pool.

Villa is placed on a fenced, landscaped garden provides peace and intimacy from the neighborhood.

It has cultivated territory (rosemary, lavender), paved terraces, parking lots, wrought iron fences and planted greenery, laurel, cherry, pine, cypress and other plants make a perfect whole of this beautiful house. The yard is fenced and gives complete intimacy to enjoy.

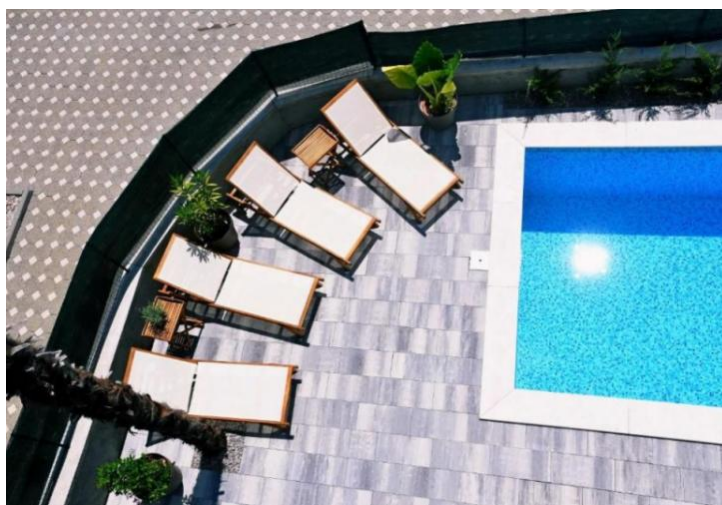
This property is in a real dream property for you.

Unique property with its offer, position and decoration.

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.

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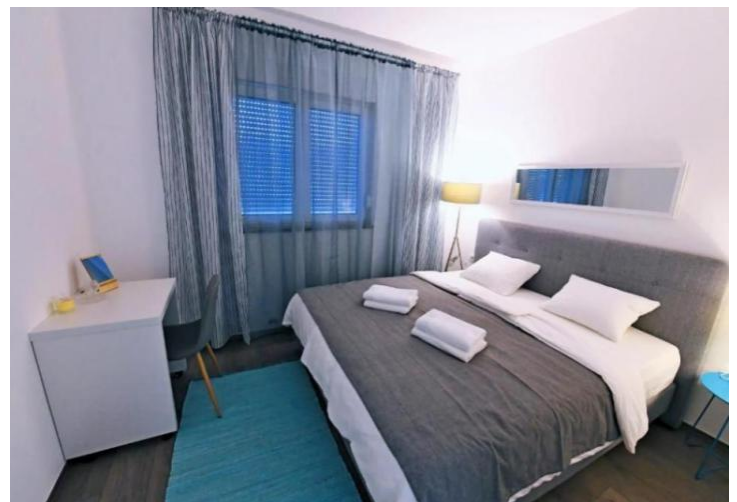


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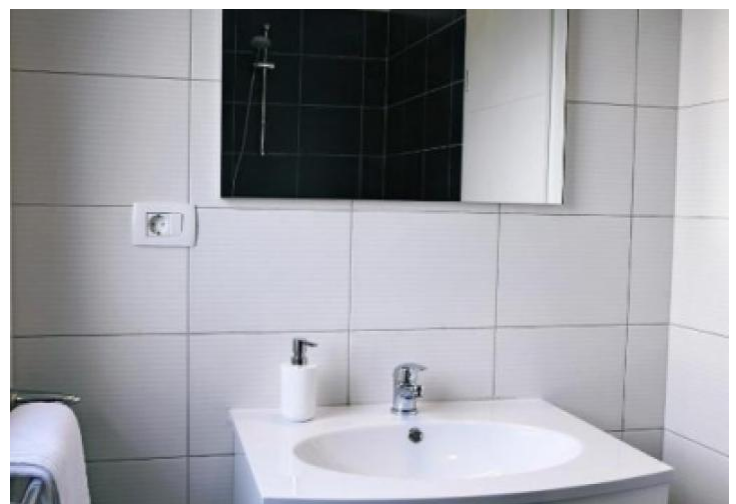
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