

# Apartment

## Matulji, Kvarner



<b>Ref</b>	RE-U-24459
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Matulji
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2500 m
<b>Floorspace</b>	180 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 459 000

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Apartment in a new building near Opatija 180m2 with sea view and magnificent roof terrace.

This modern residential building with only three apartments perfectly combines comfort and quality, located in an excellent location that offers everything you need for a pleasant life or relaxation. In just 15 minutes' walk or a few minutes' drive, you are on beautiful beaches and along the sea coast.

The center of Opatija is only a 5-minute drive away, while the center of Rijeka can be reached in a ten-minute drive.

Apartment number 2 with a fantastic roof terrace with a total area of 179.2 m2 extends over the first and second floors and also has an attic, providing plenty of space for comfortable living.

On the first floor there is an entrance area and a hallway with an elegant staircase, a spacious master bedroom with a private bathroom and two additional bedrooms that share a common bathroom.

The second floor offers a storage room, an additional toilet and a spacious living room with a modern kitchen and dining room, with access to a balcony of 14.1 square meters with a beautiful view of the sea.

Via the balcony, a staircase leads to the attic, where there is additional storage space and a spacious roof terrace of 31.4 square meters - the perfect place to enjoy the spectacular view of the entire Kvarner and relax with a cup of coffee in the morning or evening.

This apartment also has one parking space.

The apartments are carefully designed with an emphasis on quality and equipped with top quality materials: Aluminum exterior joinery that provides excellent insulation A heating/cooling system based on a heat pump for your comfort throughout the year Anti-burglary entrance doors Use of high quality materials and finishes. This apartment provides the perfect balance between comfort , with a beautiful sea view and excellent location, making it an ideal choice for living or investment.

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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Price per m<sup>2</sup>:  
2550 €

Average price/m<sup>2</sup> of this type  
in this region:  
4924 €

Median price/m<sup>2</sup> of this type  
in this region:  
4886 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4459 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4124 €

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