



## ΟΡΑΤΙJA, MATULJI - semi-detached house with sea view with great potential for living and investment in Kvarner



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 457,660.36

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Primorsko-Goranska Zupanija
Πόλη:	Matulji
Δημοσιεύθηκε:	03/02/2026
Περιγραφή:	
Location:	Primorsko-goranska županija, Matulji, Matulji.

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For sale is a semi-detached house with parking and its own garden, located in a quiet and tidy side street without traffic, in a nice neighborhood with quality-built houses. All floors offer a view of the sea, and the location offers a perfect balance between privacy and proximity to all important amenities - just a 2-minute drive to the center of Matulji, 7 minutes to Opatija, and the highway connection is available within 5 minutes. The house is spread over three floors, each with a separate entrance, which opens up a range of possibilities - from multi-generational living to creating multiple apartment units or a combination of private and business space. On the ground floor there is a spacious, authentic stone tavern with a covered entrance, ideal for socializing or additional entertainment. On the first floor there is a three-bedroom apartment with a balcony, while the second floor offers a two-bedroom apartment with a living room, bathroom, south-facing balcony and a spacious terrace on the north side. The yard provides ample parking space, and the green part of the garden provides privacy and space for relaxation. The house is in the renovation phase, but with a completely new roof and legalization already in place, it represents an excellent basis for development. The dry walls further confirm that the conditions for renovation are extremely favorable. With good space organization, the house can easily be converted into two larger residential units, three or more apartments, or into an attractive vacation home in the heart of



Kvarner. A rare opportunity in a prime microlocation - ideal for creating a home or smart investment near Opatija. To arrange a visit to the property, call the agent with confidence - consultation in German is possible.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

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Κατάσταση: Must be reformed

## Κοινά

Κρεβατοκάμαρες: 5  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 420 τ.μ  
Μέγεθος αυλής: 362 τ.μ

## Room details

Total rooms: 8

## Building details

Parking: Ναί  
Αριθμός ορόφων: 3

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/IOUL-T22335/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T22335/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 610618



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