



## listing



### Information de l'agent

|                   |  |
|-------------------|--|
| Nom:              | ArKadia  |
| Nom de compagnie: |  |
| Pays:             | Royaume-Uni  |
| Téléphone:        |  |
| Langues:          | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 426,851.17 |

### Location

|                       |                             |
|-----------------------|-----------------------------|
| Pays:                 | Croatie                     |
| État/Région/Province: | Primorsko-Goranska Zupanija |
| Ville:                | Matulji                     |
| Soumis:               | 29/07/2025                  |

### Description:

Location: Primorsko-goranska županija, Matulji, Bregi.

OPATIJA, BREGI - duplex apartment 100m2 with panoramic sea view and swimming pool + garden

Semi-detached house consisting of GROUND FLOOR + FIRST FLOOR connected by an internal staircase. - GROUND FLOOR: DESCRIPTION OF ROOMS: 1. LIVING ROOM. 24.89 m<sup>2</sup> 2. KITCHEN + DINING ROOM. 24.37 m<sup>2</sup> 3. BATHROOM. 3.51 m<sup>2</sup> 4. INTERNAL STAIRCASE. 7.15 m<sup>2</sup> 5. HALLWAY. 7.15 m<sup>2</sup> 6. BEDROOM 1 7.15 m<sup>2</sup> 5. COVERED TERRACE 6.25 x 1.50 x 0.50. 3.12 m<sup>2</sup> TOTAL (net): 66.53 m<sup>2</sup> - 1ST FLOOR: DESCRIPTION OF ROOMS 1. BEDROOM 2. 7.95 m<sup>2</sup> 2. BEDROOM 3 8.82 m<sup>2</sup> 3. BATHROOM 2.41m<sup>2</sup> 4. INTERNAL STAIRCASE 2.20 m<sup>2</sup> 5. HALLWAY 4.74 m<sup>2</sup> 6. UNCOVERED TERRACE 9.31 x 0.50 4.65m<sup>2</sup> TOTAL (net): 30.75 m<sup>2</sup> TOTAL GROUND FLOOR + FIRST FLOOR (NET): 97.3m2 The semi-detached house is located in a peaceful and quiet location, yet in the immediate vicinity of all the necessary facilities for a quality life. The semi-detached house is south-oriented and has a panoramic view of the entire Kvarner Bay. The semi-detached house is well built and luxuriously equipped, all installed materials, floor and wall coverings are of the highest standards. - 10cm thick facade stone wool - top quality aluminum joinery. The beautifully landscaped garden features a swimming pool set on the east side, also with a beautiful view of the sea. The terrain/garden around the house is fully landscaped and has several falling cascades in configuration. Certainly a beautiful property for luxurious family life, but also suitable as an investment in the form of elite tourism. Clean and tidy ownership. This property is 1.2km as the crow flies from the sea, or 4.7km by car (approx. 7 min). UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION!



OPATIJA: Opatija, a beautiful coastal town located on the Adriatic Sea, is a well-known tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of Mount Učka. Properties in Opatija offer a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas dating back to the Habsburg period. A wide selection of beaches, crystal clear sea and a variety of tourist services are key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are growing, rental occupancy is excellent, which has caused a return on investment of 5% to 10% and attracted foreign investors.

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)

ID CODE: 36051

Patrik Hršćić  
Agent s licencom  
Mob: +385 91 270 3979  
Tel: +385 91 480 8808  
E-mail: [patrik@dux-nekretnine.hr](mailto:patrik@dux-nekretnine.hr)  
[www.dux-opatija.com](http://www.dux-opatija.com)

## Commun

|                  |                    |
|------------------|--------------------|
| Chambres:        | 3                  |
| Salle de bains:  | 1                  |
| Pied carré fini: | 100 m <sup>2</sup> |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                         |      |
|-------------------------|------|
| Parking:                | Oui  |
| Outdoor Amenities:      | Pool |
| Nombre de pieds carrés: | 2    |

## Lease terms

Date Available:

## Information additionnelle

|                       |   |
|-----------------------|---|
| Lien URL du site web: | <a href="http://www.arkadia.com/IOUL-T19307/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IOUL-T19307/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|-----------------------|---|

## Contact information



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

IMLIX ID:

562925

