



## listing



### Information de l'agent

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

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,228,809.08

#### Location

Pays:	Croatie
État/Région/Province:	Primorsko-Goranska Zupanija
Ville:	Matulji
Soumis:	12/01/2026

Description:

Location: Primorsko-goranska županija, Matulji, Šapjane.

OPATIJA, MATULJI, ŠAPJANE - detached house (commercial building 780 m2) + 3,484 m2 of garden! OPPORTUNITY!

Detached house (commercial building) consisting of a basement, ground floor and first floor with 9 rooms and a huge garden of 3,484 m2.

Great potential for various activities!

Over 350,000 euros were spent on the lower level alone. (8 offices, boxes, CT room, sterilization, kilometers of wiring and electricity, external air conditioning and heating units, protective electric anti-theft shutters and alarms, server...)

Parking for a large number of cars.

The property in question is located in Šapjane, which is an integral part of the Matulji Municipality.

The property is located along the main road and is surrounded by family houses, surrounded by forests.

The city bus station is located in the immediate vicinity.



Parking is possible in its own large, well-maintained parking lot. At the location in question, according to the available data, no possibility of pollution has been recorded.

The property is in nature an office building with a yard and a parking lot, which forms a unique whole.

The building consists of a business space (surgery) located in the basement, on the ground floor there is a restaurant with a kitchen and all accompanying rooms, while the rooms and apartments are on the first floor.

Additional sanitary facilities are located in the courtyard building. Direct access from the road is possible and it is located in a populated part of the town.

Year of construction: 2009

Floors: S+F+1

Pure ownership, Operating permit, energy certificate.

**PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!**

Be one step ahead and take advantage of this rare opportunity!

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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Année: 2009

### **Commun**

Chambres: 9  
Salle de bains: 9  
Pied carré fini: 780 m<sup>2</sup>  
Dimesions du lot: 3484 m<sup>2</sup>

### **Room details**

Total rooms: 27



## Building details

Parking: Oui  
Nombre de pieds carrés: 1

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IOUL-T24052/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T24052/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 639246

