



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



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 457,660.36

### Location

Country: Croatia  
State/Region/Province: Primorsko-Goranska Zupanija  
City: Matulji  
Posted: Feb 03, 2026

Description:  
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



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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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Condition: Must be reformed

### Common

|                   |          |
|-------------------|----------|
| Bedrooms:         | 5        |
| Bathrooms:        | 2        |
| Finished sq. ft.: | 420 sq m |
| Lot Size:         | 362 sq m |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 8 |
|--------------|---|

### Building details

|                   |     |
|-------------------|-----|
| Parking:          | Yes |
| Number of Floors: | 3   |

### Lease terms

Date Available:

### Additional information

|              |                                                                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/IOUL-T22335/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/IOUL-T22335/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Contact information

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| IMLIX ID: | 610618 |
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