



## OPATIJA, BREGI – Villa mit Panoramablick aufs Meer und großem Garten! Gelegenheit!



### 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 1,818,906.54

### Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Matulji
Posted:	Apr 01, 2026

Description:

Location: Primorsko-goranska županija, Matulji, Bregi.

OPATIJA, BREGI - villa with panoramic sea views and a large garden! OPPORTUNITY!

The family villa is located above Opatija and offers a beautiful panoramic view of the entire Kvarner Bay.

It was built in 2001 with the highest quality building materials.

The villa has a net living area of 380 m2 and is spread over three floors.

On the ground floor there is a spacious business space, summer kitchen, steam room, workshop and boiler room. At the buyer's request, this floor can be converted into a separate residential unit.

In the area where the office is, there is a possibility of creating another bathroom since the installations have been brought.

The soul of the building is in any case a large living room with a fireplace, kitchen and dining room on the first floor. In addition to the above rooms, there is also a guest toilet, storage room and one bedroom with its own bathroom on this floor.



On the second floor there are two bedrooms, both with their own bathrooms, one of which is equipped with a shower and the other with a Whirlpool massage bathtub.

A wardrobe made of solid oak wood and a library complete this floor.

All rooms in the house have access to balconies that stretch the width of the entire house. The floors in the living room, kitchen and bathrooms are made of the highest quality Spanish and Italian ceramics, while the staircases are covered with granite and a wrought iron railing.

The heating is central, using heating oil. All ceramic floors have additional underfloor heating. Solar panels on the roof are used to heat hot water. With a Whirlpool, a Hösch steam bath, the most modern Gaggenau kitchen appliances, solid oak interior doors as well as a built-in wardrobe, wrought iron railings and other high-quality equipment, all the conditions of modern living are met.

The 1,191 m<sup>2</sup> plot is cultivated and maintained, while the rest is green belt and forest. There is more than enough space to build a swimming pool!

Parking spaces are located behind the villa.

All living rooms and bedrooms offer a beautiful view of Opatija, Rijeka, the sea and the archipelago. The house faces south so it is sunny all day. Excellent property in a peaceful and quiet location.

This property is only approximately 1.07 km as the crow flies from the sea!

Freehold.

**PROPERTY IN AN EXCELLENT AND UNIQUE LOCATION WITH GREAT POTENTIAL!**

Definitely a property for family life, but also suitable as an investment in the form of tourism.

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

#### **OPATIJA:**

Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous 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)



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Built: 2001

## Common

Bedrooms: 3  
Bathrooms: 3  
Finished sq. ft.: 380 sq m  
Lot Size: 1191 sq m

## Room details

Total rooms: 4

## Building details

Parking: Yes  
Number of Floors: 2

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/IOUL-T25523/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25523/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 664611



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