



OPATIJA, MATULJI - Modern three-story apartment with a roof terrace: luxury, functionality and sea view



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:	EUR 750,000

Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Matulji
Posted:	Sep 19, 2026

Description:

Location: Primorsko-goranska županija, Matulji, Kučeli.

OPATIJA, MATULJI - Modern three-storey apartment with a roof terrace: luxury, functionality and sea view

This property offers a rare combination - the functionality of a house and the comfort of modern living, spread over three floors that extend from the ground floor to the roof terrace, creating the impression of a private home with an additional level of exclusivity.

The ground floor is designed as an open living concept where the kitchen, dining room and living room merge into an airy and bright whole, directly connected to the outdoor space. The living area leads out to the terrace and its own garden, which naturally continues the interior to the exterior and gains additional quality of outdoor living. On the same floor there is also one bedroom and a bathroom, which makes the space extremely practical and functional for everyday life or guests.

On the second floor there are three comfortable bedrooms and an additional bathroom, which ensures a clear separation between the living and private zones and maximum comfort for family life.

The third, and final, floor is the real trump card of this property – a spacious roof terrace with an open view of the sea. This space in practice becomes an extension of the outdoor living area, ideal for



relaxation, socializing and year-round enjoyment of the Mediterranean lifestyle.

The apartment is equipped with a heat pump, underfloor heating, air conditioning, video surveillance, security doors and a covered parking space, which ensures a high level of security and comfort.

This is a property that offers more than standard housing – more space, more privacy and a clear quality of life in every segment.

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. Real estate in Opatija offers 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 Opatija are lined with 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

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Built: 2027

Common

Bedrooms: 4

Bathrooms: 2

Finished sq. ft.: 153.66 sq m

Room details

Total rooms: 5



Building details

Parking: Yes
Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T25948/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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