



Code :	NAH2262
Location :	Matulji
Building size :	160 m2
Lot size :	604 m2
Distance from sea :	5000 m
Number of rooms :	4
Year of built :	2024
Heating :	-
Energy efficiency :	processing

Price :	299.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Family villa with pool not far from Opatija

We would like to introduce you to a family house under construction near Opatija and offer it for sale.

This villa is located in the village of Matulji, not far from Opatija. It is being built on a 604 m2 plot. The villa has a total of approximately 160 m2 spread over two floors.

On the ground floor there is an on-space living room with dining area and kitchen (37 m2), guest toilet, storage room, two bedrooms and a bathroom. Upper floor consists of: hallway, anteroom, two bedrooms, a bathroom and a 36 m2 inviting terrace.

In front of the villa there is a sun terrace with an 8 x 4 m pool. Parking available for 4-5 cars. An asphalt road leads to the villa. Electricity, water, sewer connections available. Fiber optic internet.

Sales price refers to the current construction condition - finished shell.

Further work will follow and thus the selling price will also change. Distance to Opatija is 4-5 km.

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