



Code :	NAV1922
Location :	Matulji
Building size :	170 m2
Lot size :	561 m2
Distance from sea :	2500 m
Number of rooms :	3
Year of built :	2017
Heating :	heat pump
Energy efficiency :	A

Price :	650.000 € / 4.972.500 Kn
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Title	Livnig area	Floor	Price
cellar	29.00 m2	At ground level	-
kitchen + dining room + living room	40.00 m2	Ground floor	-
bedroom	9.00 m2	Ground floor	-
floorboard	3.00 m2	Ground floor	-
chamber	5.00 m2	Ground floor	-
bathroom	5.00 m2	Ground floor	-
entrance	6.00 m2	Ground floor	-
thought over terrace	16.00 m2	Ground floor	-
washing-room	6.00 m2	1 floor	-
floorboard	3.00 m2	1 floor	-
bathroom	5.00 m2	1 floor	-
bedroom	21.00 m2	1 floor	-
thought over terrace	16.00 m2	1 floor	-
bedroom	18.00 m2	1 floor	-
bathroom	4.00 m2	1 floor	-
dressing-room	5.00 m2	1 floor	-
stairs	6.00 m2	1 floor	-

## New building- intelligently planned villa with pool

New building! A modern house only a few minutes drive from "the pearl of the Croatian coast", Opatija. The villa has a net living area of

approx. 170 m2 and is located on a plot of 561 m2. In the basement there is a "Konoba", which offers ideal space for sociable hours with family and friends. On the ground floor there is a hall, a large light-flooded living room, which is connected to the dining room and a fully equipped kitchen, a bedroom and a bathroom. The inviting, covered terrace adjoining the living room offers a wonderful view of the sea. On the 1st floor there are 2 lovingly furnished

bedrooms, each with an exit to a covered terrace and each with a bathroom, cloakroom and utility room. During the construction, a lot of emphasis was placed on quality and equipment. It is heated by a heat pump (underfloor heating and air conditioning). On the well-kept property there is a pool (30 m2) with a sunbathing area and a barbecue area as well as some covered parking spaces. Restaurants and shops are in the immediate vicinity.

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: [www.kroatien-exklusivimmobilien.com](http://www.kroatien-exklusivimmobilien.com)

Mail: [info@media-concept.hr](mailto:info@media-concept.hr)

Tel: +385 51 711 499 Mob: +385 91 22 31 194