



## TWO-ROOM APARTMENT WITH LIVING ROOM CLOSE TO SCHOOL AND KINDERGARTEN

222,000 €  
3,171 € / m<sup>2</sup>

Matulji is located 8 km west of Rijeka, and 2 km above Opatija. Matulji is also known as the "gate" of Kvarner. Idyllic Matulji represents a combination of blue Kvarner and green Učka. The vistas here are one of the most beautiful that exist, offering a view of the entire blue of Kvarner framed in a lovely green frame.

We are selling a furnished two-room apartment with a living room of 70 m<sup>2</sup> in Brešci naselje within the municipality of Matulji.

The apartment is located on the first floor of a smaller residential building, and consists of a hallway, kitchen and dining room open space with living room, bedroom, children's bedroom and bathroom and a covered balcony. The apartment also has a woodshed and a garden for socializing with a barbecue in the garden of the building.

The apartment itself was newly furnished in 2021, the heating is gas with heating control on each radiator and air conditioning. At the beginning of this year, the facade itself was completely covered. The apartment is sold with furniture, kitchen elements and appliances.

The apartment itself is within walking distance of the elementary school and kindergarten, as well as the bus station. The entrance to the Rijeka, Opatija expressway is 2 km away.

Due to its location and surface area, the mentioned real estate represents a wonderful new apartment, and offers the future buyer, in case of use for his own purposes, a very high-quality and pleasant apartment to live in.

FOR ALL OTHER INFORMATION, CALL THE NUMBER:

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KARMEN CETINA

Licensed agent

## Summary

Location	Matulji	Property ID	1988		
Price	222,000 €	Type	Flat		
Flat type	Two-bedroom with living room	Area	70 m <sup>2</sup>	Garden area	119 m <sup>2</sup>
Year built	-	Year renovated	2021.		
Orientation	Northwest	Number of floors	-		
Rooms	3	Bedrooms	2		
Bathrooms	1	Toilets	1		
Distance from sea	-	Distance from center	-		
Garden area	119 m <sup>2</sup>	Parking spaces	2		
Pool	-	View at	Nature		
Access road	Yes	Joined rooms	-		
Ceiling height	-	Elevator	-		
Heating	Gas stove, Air conditioning	Joinery	Odlično, PVC		
Walls material	Kamen	Walls condition	Excellent		
Tiles	-	Parquet	Laminat		
Facade	Excellent, Termo izolacija	Roof	Mediteran		
Internal stairs	-	External stairs	-		
Ownership type	Orderly	Certificate of ownership	Yes		
Usage permit	Yes	Energy certificate	-		

## Extra features

- Balcony
- Garden
- Yard
- Access road
- Forest

## Infrastructure

- Electricity
- Water
- Phone line

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