ISTRIA ADRIA
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Code :	16036
Location :	Matulji
Building size :	470 m2
Lot size :	2300 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	8
Number of rooms :	10
Number of bathrooms :	4
Number of toilets :	2
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	a
Year of construction :	2009
Year of adaptation :	2022

Price : 670.000 €

Located in the peaceful and pleasant surroundings of Matulji, close to all amenities necessary for everyday living, this spacious modern three-story house with a total living area of 470 m² is situated on a large plot offering privacy, comfort, and numerous possibilities for use.

The house was built in 2009 and renovated in 2022, making it ready for immediate occupancy without additional investment. Particular value is added by its A Energy Certificate, underfloor heating throughout the entire property, video surveillance system, and a highly functional layout suitable for a large family or investment purposes.

The ground floor is organized as a separate unit and consists of two spacious apartments, a bathroom, a large storage room, a boiler room, and a covered terrace providing additional space for relaxation and social gatherings.

The first floor features an impressive open-plan living area consisting of a spacious living room, dining area, and a modern kitchen. This level also includes a hallway, a guest toilet, and access to a large terrace ideal for year-round enjoyment.

The second floor is dedicated to the private living area and offers five bedrooms. One bedroom has its own toilet and washbasin, another features an en-suite bathroom, while an additional bathroom is also located on this floor. Two bedrooms include children's loft galleries, while another room benefits from its own

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gallery, adding both character and functionality.

The property also features a large garage with space for at least two vehicles, as well as a spacious uncovered area in front of the garage suitable for additional parking.

The house is being sold unfurnished, allowing future owners complete freedom to design and furnish the interior according to their own preferences and needs.

An additional advantage is the approximately 2,600 m² plot located next to the house. Part of the land is designated as building land, while the remaining section is agricultural, offering numerous opportunities for future development and use.

The peaceful location ensures privacy and a pleasant living environment throughout the year.

This property represents an excellent opportunity for family living, tourist rental activities, multi-generational housing, or a long-term investment.

For further information and to arrange a viewing, please contact our agency.

Adis Hodžić
Asistent u posredovanju

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