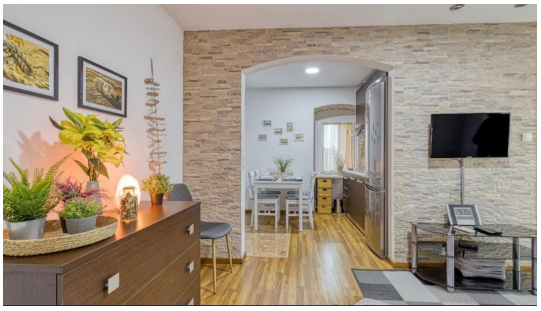
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Code :	04172
Location :	Matulji
Building size :	62 m2
Garden size :	0.00 m2
Floor :	n/a
Energy efficiency :	Not specified

Price : 249.000 €

Two charming apartments for sale in one offer – ideal investment for tourist rental or comfortable living!

In the town of Matulji, near Opatija, two fully equipped apartments with separate entrances are for sale and ready for immediate occupancy:

Studio Apartment Rustica (24 m²)
- -ompact, comfortable studio with a gallery
- separate bathroom, air-conditioned
- previously used for tourist rentals, with potential for good occupancy

First Floor Apartment (38 m²)
-comprises a kitchen with dining area, living room, bedroom, and bathroom
- fully furnished and ready to move in, air-conditioned
- also used for tourist purposes with established rental history
These two apartments form a unique unit that provides flexibility and privacy – each has its own entrance and can be used independently. They are located in a renovated building with four apartments, with clear ownership, energy certificate, and occupancy permit.

Property features:
- Building constructed before 1967, renovated with a new facade
- Shared yard of 300 m², ideal for relaxation and socializing
- Heating via electric air conditioning for comfort throughout the year
Don’t miss this opportunity to invest in a property with excellent potential and a unique ambiance! Contact us for more information and to arrange a viewing appointment.