

# Apartment

## Ičići, Kvarner



<b>Ref</b>	RE-U-34735
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Ičići
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	75 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 400 000

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We present a fantastic opportunity: a spacious apartment with a terrace just 250 meters from the renowned Ičići beach.

This 75 m<sup>2</sup> apartment is located on the elevated ground floor of a newer building on a quiet street above ACI Marina Ičići.

With a private entrance for added privacy, the apartment layout includes a hallway that connects two bedrooms, a storage room, a large bathroom, and an open-plan living area.

The bright living room opens onto a private terrace, surrounded by greenery with a partial sea view. The building also has a shared garden.

Notably, the apartment's spacious bedrooms feature built-in wardrobes, with the south-facing bedroom opening onto the terrace with a sea view.

The apartment has been fully renovated, with updated electrical and plumbing systems, and it comes furnished with new designer furniture. Custom-made interior woodwork includes the kitchen, tables, and cabinets.

The recently built property has organized co-ownership and an active maintenance fund. It's located on a peaceful, private street close to Ičići beach and near Opatija. A walking path nearby leads directly to the beach in just a 3-minute stroll (250 meters), while Opatija is a quick 5-minute drive away.

This is an excellent opportunity to acquire a newer apartment close to the sea and Opatija. To arrange a viewing, contact the agent—consultations available in German.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
5333 €

Average price/m<sup>2</sup> of this type  
in this region:  
4924 €

Median price/m<sup>2</sup> of this type  
in this region:  
4900 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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