

# Apartment

## Ičići, Kvarner



<b>Ref</b>	RE-U-35011
<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>	350 m
<b>Floorspace</b>	108 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 405 000

**Old price was 525 000 eur, new price is 405 000 eur!**

Duplex apartment in Ičići with a garage, three loggias and a view of the sea, 350 meters from the sea!

This is an exceptional opportunity for those seeking a serene seaside lifestyle with easy access to all essential amenities. This impressive two-story penthouse is located on the second floor and spans 108 m<sup>2</sup>. With its thoughtful layout and sophisticated design, it strikes the perfect balance between comfort and modern living.

The lower level features a spacious living room seamlessly connected to the dining area and a contemporary kitchen, creating an open, bright space ideal for relaxation and entertaining. A bathroom on this floor adds extra convenience. Two private loggias provide outdoor spaces where you can enjoy fresh air and scenic views.

Upstairs, there are three generously-sized bedrooms, a bathroom, and another loggia. Each bedroom is designed for comfort and privacy, while the second bathroom enhances the sense of luxury.

The property includes a garage and basement storage, along with two outdoor parking spaces, ensuring ample parking for you and your guests. This apartment is well-suited for both private living and rental purposes. Over the past decade, it has successfully operated as a 4-star rental property, delivering a steady income stream.

This penthouse is an excellent choice for those wanting a coastal home or for investors interested in a high-quality tourist rental.

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>:  
3750 €

Average price/m<sup>2</sup> of this type  
in this region:  
4957 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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