

# Apartment

## Ičići, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-37409        |
| <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> | 1800 m            |
| <b>Floorspace</b>      | 40 sqm            |
| <b>No. of bedrooms</b> | 1                 |

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**No. of bathrooms**

1

**Price**

€ 250 000

### **Fantastic 40m<sup>2</sup> Apartment in Ičići in a New Building with a View - Available for Long-Term Rent as Well!**

We offer a fantastic 40m<sup>2</sup> apartment with a private balcony near Opatija and the town of Ičići. This beautifully designed apartment is located on the 1st floor of a newly constructed building in a quiet street above Ičići Beach, surrounded by greenery and offering a stunning sea view.

#### **Key Features:**

- **Newly built** and newly furnished
- **Private balcony** with a sea view
- **Parking space** included
- **Close to the beach** and Opatija
- **Underfloor heating** in the bathroom
- **Move-in ready**

The apartment is available for long-term rent at **€850 per month** (for a full-year lease). The only additional costs are **water, electricity, and internet**.

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>:  
6250 €

Average price/m<sup>2</sup> of this type  
in this region:  
4937 €

Median price/m<sup>2</sup> of this type  
in this region:  
4907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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