

Apartment

Ičići, Kvarner



Ref	RE-U-25634
Type	Apartment
Region	Kvarner › Opatija
Location	Ičići
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	83 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 370 000

Price went down from 480 000 eur to 439 000 eur!

Superb apartment in a newer building with a swimming pool near the beach, panoramic view and garage in Ičići - only 450 meters from the beach and Lungomare!

It is a top-quality apartment in a newer building with a shared swimming pool, private garage, sauna and a beautiful garden near Opatija and Ičići beach.

We offer a warm open-type flat with a net living area of 70m² with two bedrooms. It consists of a spacious corridor that communicates with a bathroom, a separate toilet, the two aforementioned bedrooms and an open space living room with a private loggia with a breathtaking panoramic view of the sea.

The property of the apartment includes a private garage of 16 m², a storage room of 4 m² and a shared sauna that is used by only one other co-owner in the building.

It is important to point out that the building is regularly maintained and has a shared heated swimming pool with a heat pump. Around the swimming pool is a pleasant paved sunbathing area with deckchairs for use. The living room communicates with a private loggia, which really offers a special view of the sea. From the same terrace you can see the ACI marina Ičići, and the elevated position of the building guarantees an eternal view of the blue of Kvarner. Likewise, the approach to the building is extraordinary, and the sea is literally 5 minutes or 450 meters away on foot. The drive to the beach takes one minute, and the center of Opatija takes 5 minutes by car.

The building has oil-fired **central heating** and air conditioning in every room. Extremely high-quality materials were used during construction, and the apartment is generally sold with furniture.

A rarity on the market and a great investment for a quality apartment in Opatija. Tourist rental is also possible in the future.

Great opportunity not to be missed!

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 m²:
4458 €

Average price/m² of this type
in this region:
4937 €

Median price/m² of this type
in this region:
4907 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4159 €

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