

# Villa

## Poljane, Opatija, Kvarner



<b>Ref</b>	RE-U-24602
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Poljane, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	590 sqm
<b>Plot size</b>	700 sqm
<b>No. of bedrooms</b>	10

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**No. of bathrooms**

10

**Price**

€ 1 250 000

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Five terraced villettas of 590 m<sup>2</sup>, with sea view and 2 swimming pools in Ičići - unique offer!  
Ideal for touristic renting!

This distinguished complex on 700 sq.m. terrain is comprised of five distinct three-storey new built residential villettas, each exuding its own individual charm.

Remarkably, two of these units boast private swimming pools. Each residence unfolds across three meticulously crafted floors.

The basement unveils an auxiliary space, a garage, and a lavatory.

On the ground floor, a bedroom, a living room with an integrated kitchen, and an ingress to the terrace and garden create a harmonious living space.

Ascending to the first floor reveals two additional bedrooms, each granting access to their own private terraces, along with well-appointed bathrooms.

While all units currently reside in their final stage, requiring meticulous completion, the initial phases of electrical installations, water supply, air conditioning, sanitary fixtures, and PVC joinery have been competently executed.

The frontage of the residence affords parking space for 2-3 vehicles, enhancing convenience.

Nestled in a tranquil and serene locale, the property enjoys an excellent location, in proximity to the sea and essential amenities such as shops, highways, schools, among others. This distinguished property stands 2.2 km from the sea in a straight line, or 6.2 km by car (approximately 10 minutes).

A property of immense potential in an exceptional and unparalleled location!

Ičići, a quaint tourist haven with a populace of around 800, graces the northern Adriatic shores within the Kvarner Gulf, a mere 5 km from Opatija and 15 km from Rijeka. Nestled at the base of the lofty Učka mountain, soaring to 1,401 meters, its environs have been bestowed with the accolade of a nature park, owing to its distinctiveness and natural splendor. The local denizens are primarily engaged in the fields of tourism and hospitality. Endowed with a propitious location, Ičići has evolved into a bona fide tourist destination, offering an array of delights. Apart from a sumptuous culinary selection, it provides avenues for diverse sporting pursuits, engaging excursions, and vibrant nocturnal activities. The vantage point in Ičići affords a breathtaking panorama of two of Croatia's largest islands, Krk and Cres, accessible by boat. Particularly renowned for its well-appointed ACI Marina, this locale epitomizes coastal charm and allure.

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>:  
2119 €

Average price/m<sup>2</sup> of this type  
in this region:  
5765 €

Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3857 €

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