

New development

Ičići, Opatija, Kvarner



Ref	RE-U-29304
Type	New development
Region	Kvarner › Opatija
Location	Ičići, Opatija
Front line	No
Sea view	Yes
Distance to sea	750 m
Floorspace	31 sqm
No. of bedrooms	1

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No. of bathrooms

1

Price

€ 184 000

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Cheap apartments in Ičići with shared swimming pool and garage - unique offer!!
Distance to the sea is just 750 meters!

We spotlight a distinguished new edifice near Ičići beach of superior quality. This rare construction, slated for completion in 2023, nestled in a private cul-de-sac, and boasts panoramic sea vistas. With its convenient proximity to the city center, this residence strikes a perfect balance between refined suburban living and the abundant amenities offered by the city of Opatija.

The project, developed on an 805 m2 plot, encompasses a spacious underground garage, a ground floor featuring a communal pool, sun deck, and a gazebo equipped with a barbecue, accommodating a total of nine apartments (six single-room and three double-room).

The property is equipped with:

- Heating and cooling via a fan coil system
- Parquet flooring in the living areas and bedrooms
- High-quality ceramic tiles and underfloor heating in the bathrooms
- Anti-burglary entrance doors
- A LIFT!

The Mediterranean architectural style will captivate you, allowing for enjoyment of the tranquility of the serene surroundings. This is an excellent investment opportunity or a perfect abode for those seeking a seaside residence CLOSE TO OPATIJA. A 7-minute walk, or 700 meters down a gentle slope, leads you to the sea. The prime advantage of this location lies in its tranquility, privacy, sea views, the verdant slopes of Učka, and the proximity to Opatija. A mere two-minute drive takes you to the beach.

Sample Apartment A3, spanning 31 m2, occupies the ground floor of this new south-facing building and comprises a hallway, a living room with an open-concept kitchen and dining area, a bedroom, and a bathroom. Price is 184 000 eur.

The design of the project ensures privacy for each apartment, minimizing disturbance to neighbors and affording direct sea views from each floor. An additional highlight of this splendid edifice is the forthcoming garden, which will feature exotic and Mediterranean flora, a swimming pool, and an ornamental pond. This property falls under the VAT system, owned by a company, offering the possibility of VAT refund. One garage parking space is included in the price. Completion is scheduled for April 2024.

Other apartments in the same residence:

29308 - Apartment A6, with a size of 38 m2, is located on the second floor of a new building facing southwest. It consists of a hallway, a living room with an open-concept kitchen and dining area with windows opening to the southwest, a bedroom, and a bathroom. Price is 239 000 eur.

29309 - Apartment A5, with a size of 38 m2, is located on the first floor of a new building facing southwest. It consists of a hallway, a living room with an open-concept kitchen and dining area with windows opening to the

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southwest, a bedroom, and a bathroom. Price is 229 000 eur.

Unique opportunity for Opatija riviera!

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:
5935 €

Average price/m² of this type
in this region:
5909 €

Median price/m² of this type
in this region:
6008 €

Average price/m² of this type
in Croatia:
4262 €

Median price/m² of this type
in Croatia:
3987 €

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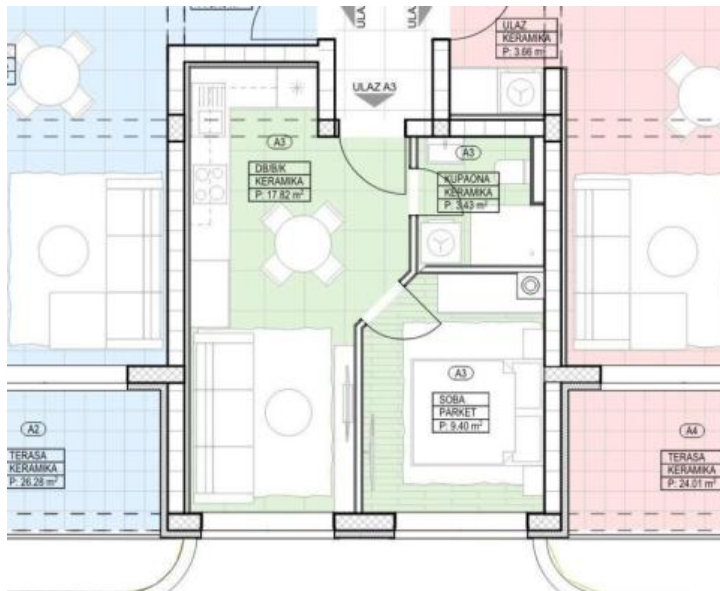


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