

Villa

Ičići, Opatija, Kvarner



Ref	RE-U-29540
Type	Villa
Region	Kvarner > Opatija
Location	Ičići, Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	280 sqm
Plot size	1000 sqm
No. of bedrooms	4

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No. of bathrooms

3

Price

€ 2 700 000

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We are facilitating the sale of an architectural masterpiece - a stunning modern villa near Ičići beach, only 200 meters from the water.

This villa is located on the Opatija Riviera and represents a rare find on the market.

This fantastic villa spans 280 square meters and is situated on a 1000 square meter land plot, uniquely positioned towards the sea compared to neighboring plots. The villa boasts an excellent location, being just 200 meters in a straight line from the beach and the famous Lungomare seaside promenade that connects Opatija and Lovran. The drive to the sea takes only 1 minute, while the walk back is just 5 minutes.

The house consists of two spacious floors with magnificent sea views. The first floor features an open-plan living area of 50 square meters with a dining room and kitchen, all opening up through large glass doors onto a spacious 25 square meter terrace. On the ground floor, there is one bedroom with an en-suite bathroom, which can be converted into a study. Additionally, the ground floor houses a wellness area.

A beautiful modern staircase leads to the second floor of the house, where three bedrooms with en-suite bathrooms are located. Each room offers an invaluable and unobstructed view of the blue sea through large glass doors, which not only guarantee a beautiful view but also provide warmth and light throughout the year. Each room has access to a lovely 25 square meter terrace that runs along the southern side of the villa. Moreover, wooden-toned panels that can be opened and closed offer complete privacy and protection from the bright sun on warm summer days.

Villa is in course of construction. Some changes to the project (like elevator) are possible, if needed.

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:
9643 €

Average price/m² of this type
in this region:
5765 €

Median price/m² of this type
in this region:
4286 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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