

Villa

Poljane, Kvarner



Ref	RE-U-35097
Type	Villa
Region	Kvarner › Opatija
Location	Poljane
Front line	No
Sea view	Yes
Distance to sea	3000 m
Floorspace	207 sqm
Plot size	550 sqm
No. of bedrooms	3
No. of bathrooms	3

Villa

Poljane, Kvarner



Price

€ 1 145 000

Villa with Panoramic Sea Views over Ičići in Poljane!

We are delighted to offer an exclusive villa for sale, perched above Ičići with sweeping views of the sea. This location offers both tranquility and stunning panoramic vistas. The villa of 207 sq.m. will be constructed with top-quality materials and outfitted with the latest technology, on the land plot of 550 sq.m..

The villa's layout includes:

- **Ground Floor:** A spacious living room, a modern kitchen with dining area, a cloakroom, hallway, staircase, guest WC, a generous terrace, and a private pool.
- **First Floor:** Three bedrooms, each with its own walk-in closet and en-suite bathroom, a hallway, and a balcony.

Additional features include a garage, landscaped grounds, multiple terraces, and a sunbathing area.

For more details on pricing, floor plans, plot specifics, and a consultation with the developer regarding possible customizations, please contact the agent to arrange a meeting.

The sea has been the lifeblood of Ičići since ancient times—dating back to nine centuries B.C., when the Liburnians crafted swift vessels here to navigate to North Africa and Asia Minor. This deep connection to the sea continues today, with Ičići known for its large, pristine beach and one of the Adriatic's premier marinas.

For over a decade, Ičići Beach has flown the Blue Flag—a symbol of high standards and clean waters—and is among Croatia's top five best-maintained beaches. The marina, sheltered by Mount Učka, offers 283 berths with power and water hookups and is the best northern Adriatic mooring for yachts up to 40 meters in length.

Ičići offers more than relaxation by the sea; it's a place for active enjoyment with sports like speedminton, beach handball, beach aerobics, tennis, paintball, and small-sided soccer at the nearby campsite. Hiking trails begin right in the village center, leading up to the peak of the majestic Učka mountain, the highest point in Kvarner.

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.

Villa

Poljane, Kvarner



Price per m²:
5531 €

Average price/m² of this type
in this region:
5747 €

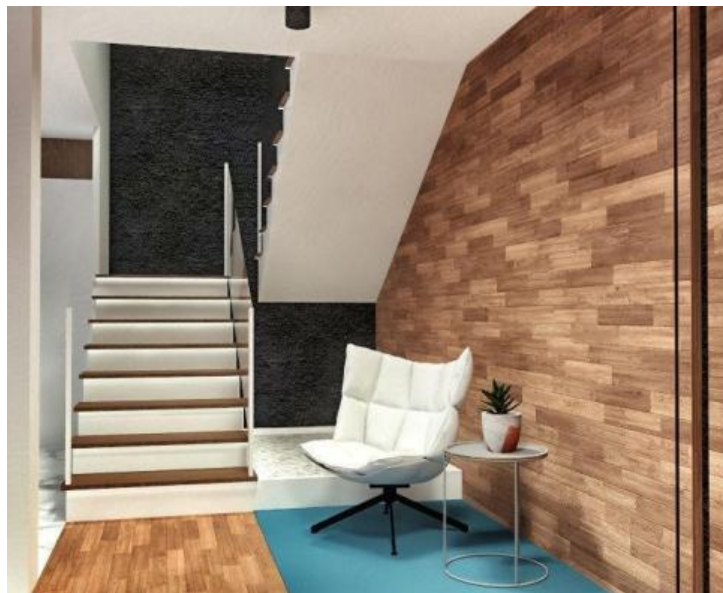
Median price/m² of this type
in this region:
4267 €

Average price/m² of this type
in Croatia:
4380 €

Median price/m² of this type
in Croatia:
3867 €

Villa

Poljane, Kvarner



Villa

Poljane, Kvarner

