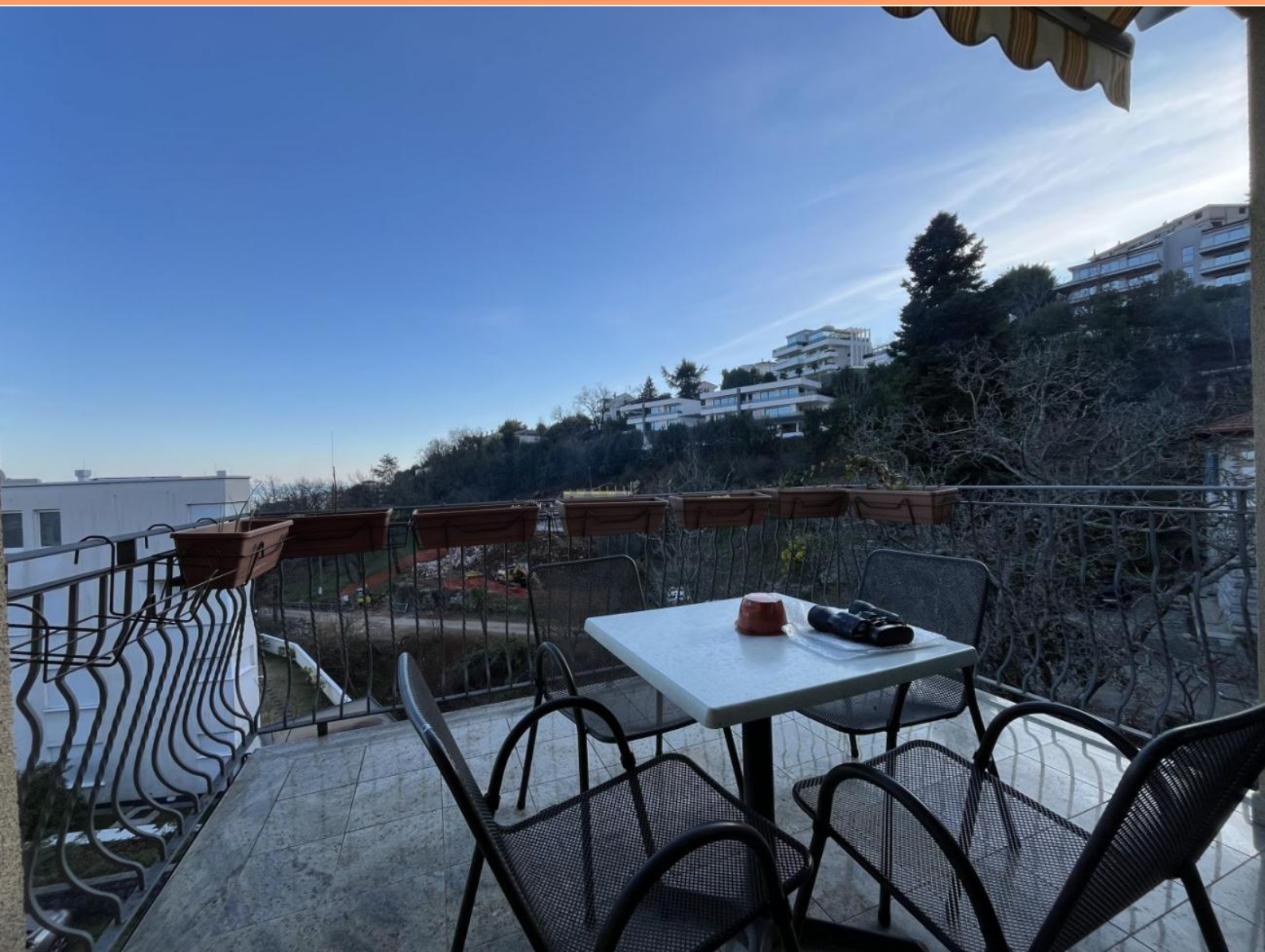


# Apartment

## Ičići, Kvarner



<b>Ref</b>	RE-U-37296
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Ičići
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	98 sqm
<b>No. of bedrooms</b>	3

# Apartment

## Ičići, Kvarner



**No. of bathrooms**

2

**Price**

€ 550 000

### Beautiful Spacious Apartment with a Sea View

Located on the second floor of a residential building, this spacious two-story apartment of 98 sq.m. offers the perfect blend of comfort and functionality.

The upper level features three bedrooms, two of which have access to a shared balcony, as well as a large bathroom with a hydromassage bathtub—ideal for relaxation. The lower level consists of a bright and airy living room connected to the kitchen and dining area, with access to a small balcony and a large terrace boasting breathtaking sea views. This level also includes a second bathroom with modern fittings.

The apartment is equipped with central heating, while three air conditioning units ensure optimal temperature control throughout the year. Parking is provided with both a garage space and an additional outdoor parking spot.

Situated in an excellent location, just **300 meters from the sea** and the stunning beach in Ičići, this property is sold fully furnished, built with high-quality materials, and requires no additional investment.

### About Opatija

Opatija is a stunning coastal town on the Adriatic Sea, renowned as a top tourist destination for visitors from around the world. Nestled at the foot of Mount Učka, the town is surrounded by breathtaking natural scenery. Properties in Opatija offer **unparalleled sea views**, overlooking the nearby islands of Krk and Cres.

The town is rich in history, featuring charming small villages with old stone houses tucked into narrow streets. Opatija's real estate is distinguished by its **unique architectural style**, including grand villas dating back to the Habsburg era. With a variety of beautiful beaches, crystal-clear waters, and diverse tourist services, Opatija is not only an ideal vacation spot but also a highly sought-after investment opportunity, recognized across neighboring countries.

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.

### Property advantages:

Garage  
Urbanized

# Apartment

## Ičići, Kvarner



Modern

# Apartment

## Ičići, Kvarner



Price per m<sup>2</sup>:  
5.612 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.958 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.720 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

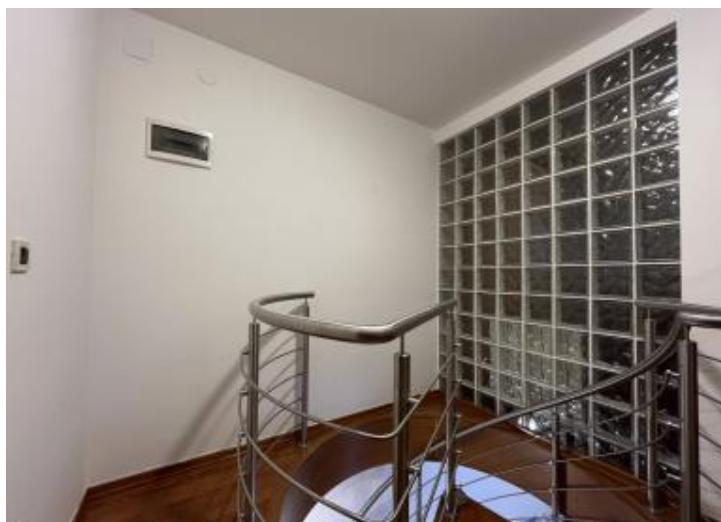
# Apartment

Ičići, Kvarner



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