

Villa

Ičići, Kvarner



Ref	RE-U-20199
Type	Villa
Region	Kvarner › Opatija
Location	Ičići
Front line	No
Sea view	Yes
Floorspace	250 sqm
Plot size	500 sqm
No. of bedrooms	3

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No. of bathrooms

4

Price

Price upon request

IČIČI - Stunning 250m² Villa with Sea Views, Pool & Landscaped Garden (500m²)!

Located in a peaceful and quiet area, yet close to all essential amenities for a high-quality lifestyle, this beautiful villa offers the perfect balance of comfort and convenience.

Built approximately 10 years ago, the villa has been carefully designed with attention to detail and a touch of elegance. The luxurious interior is bright, airy, and inviting, with a seamless flow throughout the space. A highlight is the terrace, accessible from the dining area—an ideal spot to enjoy your morning coffee and read the newspaper.

Property Features:

- Spacious open-plan living area with access to multiple terraces
- 3 comfortable bedrooms
- 2 large bathrooms + 1 guest restroom
- Walk-in closet & hallway for extra storage
- Fully furnished with high-end furniture and top-quality appliances

The beautifully maintained outdoor space features a Mediterranean-style garden and a dedicated barbecue area with seating, perfect for gatherings with family and friends.

Breathtaking Panoramic Views

With a **south-facing** orientation, the villa offers **spectacular panoramic views** of the entire Kvarner Bay and surrounding islands—an unbeatable setting to enjoy the beauty of the Adriatic.

Prime Location:

- Just **220m (air distance) from the sea**
- **900m by car** (approx. 1-minute drive)

This exceptional property is perfect for **luxurious family living** or as an **investment in elite tourism**.

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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Average price/m² of this type
in this region:
5739 €

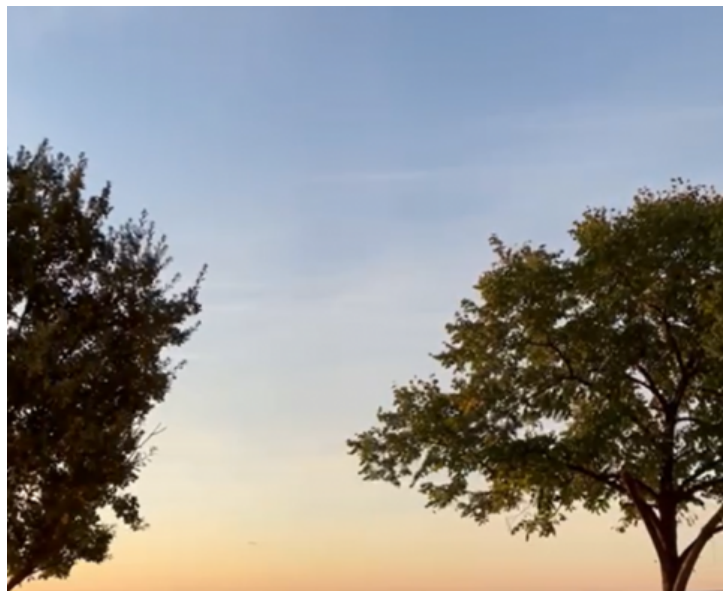
Median price/m² of this type
in this region:
4267 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

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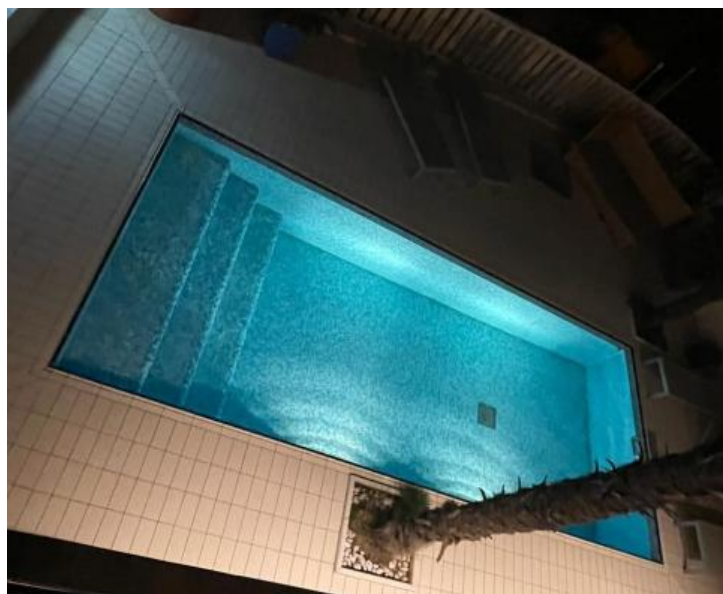
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