

# Villa

## Ičići, Kvarner



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

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**No. of bathrooms**

4

**Price**

Price upon request

## IČIČI - Stunning 250m<sup>2</sup> Villa with Sea Views, Pool & Landscaped Garden (500m<sup>2</sup>)!

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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### Property advantages:

Garden

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Average price/m<sup>2</sup> of this type  
in this region:  
5.608 €

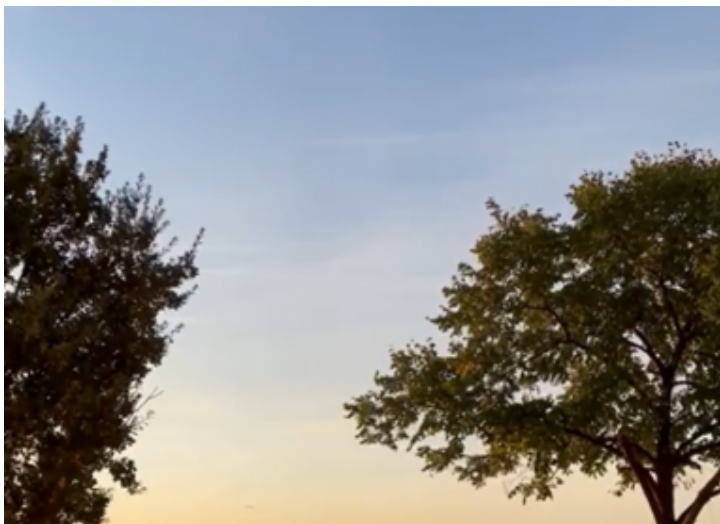
Median price/m<sup>2</sup> of this type  
in this region:  
4.125 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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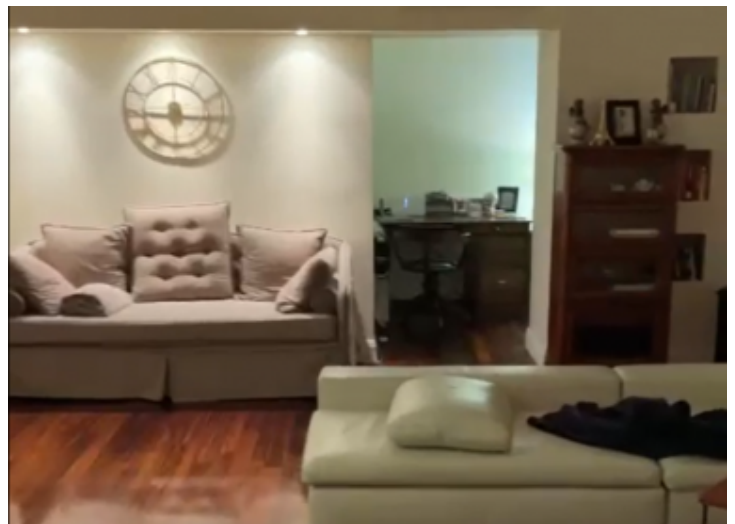
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