

# Investment project

## Icici, Kvarner



<b>Ref</b>	RE-AB-ICICI10
<b>Type</b>	Investment project
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Icici
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Plot size</b>	889 sqm
<b>Price</b>	€ 600 000

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Project for apartment House with 5 units, swimming pool and parking level in Icici!  
For sale is land of 889 sq.m. with project.

This luxurious apartment building harmonizes high-quality design with durable materials, seamlessly blending with its natural surroundings. The modern facade design and contemporary floor plans underscore the property's distinctive appearance.

The architectural style of the building allows for spacious interiors, enabling open-plan layouts that connect the kitchen, dining, and living areas. The south-facing terraces and large windows offer spectacular sea views. The innovative heating and cooling system, utilizing activated floor, wall, and ceiling surfaces, ensures a healthy indoor climate free of drafts. The staggered building design guarantees maximum privacy on each floor. The floors are connected by a grand staircase and a panoramic elevator, offering breathtaking views of Kvarner Bay at all times.

Each apartment comes with a designated parking space in the underground garage, with additional parking available outside.

A private storage room in the garage area is included with each apartment, providing ample space for bicycles, SUPs, etc. Charging stations for e-bikes and electric cars are also provided

Land and Project 0,6 Mio. Euro  
Building cost 1.54 Mio. Euro  
Sales and Administration 0,075 mio Euro  
Sales Price estimate Approx. 3,1 -3,3 Mio. Euro  
Equity for bank Financing 0,8 Mio. Euro

### Timing

Start of Construction Quarter IV 2025  
Finish of Construction Quarter I 2026

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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