

# Villa

## Ičići, Kvarner



<b>Ref</b>	RE-U-39555
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Ičići
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	700 sqm
<b>Plot size</b>	1350 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 3 200 000

Unique property mere 350 meters from the sea in Ičići!

Discover an extraordinary villa nestled in one of the most coveted locations on the Opatija Riviera. This architectural gem, designed by a leading architect of our era, is set in a serene and exclusive environment, boasting sweeping panoramic views over the entire Kvarner Bay.

Spanning 700 sq.m. on a 1,350 sq.m. plot, the villa commands the landscape while seamlessly integrating with its natural surroundings. Originally crafted in the early 1980s, it continues to impress with its authenticity, aesthetic appeal, and timeless elegance.

Key features include a Brač stone façade, an indoor swimming pool, a sauna, and underfloor solar heating—even extending to the garage. The property has been meticulously maintained and thoughtfully renovated, ensuring its lasting value.

Built with longevity in mind, the villa radiates luxury in every aspect—from its prime location and intelligently designed layout to the exceptional quality of its construction and materials. It guarantees utmost privacy, security, and tranquility, offering a living experience that fulfills the highest standards of comfort and sophistication.

Just 350 meters away, a beach awaits beside the marina, marking the start of the renowned “Lungo mare” seaside promenade, perfect for leisurely walks to Opatija and the picturesque towns along the Riviera.

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
- Swimming pool
- Sauna

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Price per m<sup>2</sup>:  
5.143 €

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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