

Apartment

Ičići, Kvarner



Ref	RE-U-43962
Type	Apartment
Region	Kvarner › Opatija
Location	Ičići
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	120 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 840 500

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OPATIJA, IČIČI - An elegant residence with a spacious terrace and a panoramic view stretching across the entire Kvarner Bay is now available for sale. This luxurious two-bedroom apartment with a generous living area features a large terrace overlooking the sea and the ACI marina, set within an exclusive residential complex equipped with a shared swimming pool and an underground garage, all in a peaceful and highly desirable location just steps from the coast.

The sophisticated development comprises seven high-end apartments that combine contemporary architecture, refined elegance and premium materials, ensuring durability and exceptional quality. The setting offers complete privacy and tranquillity while keeping you only a few minutes' walk from beaches, the marina and all the amenities of the Opatija Riviera.

Apartment A3 is located on the first floor and includes two bedrooms, two bathrooms and a total net area of 120.11 m² (including coefficients). The interior spans 98.21 m² and is complemented by a 40.93 m² terrace (20.46 m² with coefficients), a 2.88 m² storage room (1.44 m² with coefficients) and a 13.09 m² garage parking space.

The apartment is designed to provide superior comfort and a modern Mediterranean lifestyle. It features a spacious entrance hall, a storage room, two elegant bedrooms, two luxurious bathrooms and an open-plan living room with a kitchen and dining area that flows onto a wide terrace—perfect for morning coffee, evening relaxation or simply enjoying the sweeping views of the sea. The large terrace makes this home ideal for social gatherings, unwinding outdoors and admiring unforgettable sunsets, while the generous living area inside ensures functionality and comfort for everyday life.

The property is equipped with high-quality features, including a ventilated façade that blends modern efficiency with timeless style, Wiconal aluminium joinery with an integrated alarm system, a heat-pump system for heating and hot water, underfloor heating for even warmth, discreetly integrated air-conditioning units, premium wooden flooring, top-grade tiles, anti-burglary doors, a full alarm system, a garage parking space with electric-vehicle charging capability and a lift connecting the underground garage to all levels.

The location offers privacy and peace while being just a short walk from beaches and the marina, with quick access to the centre of Opatija—an ideal choice for luxurious coastal living, a holiday home or a high-value investment for premium tourist rentals.

The price refers to a fully completed, turnkey apartment without furniture. VAT is included, and the buyer is exempt from property transfer tax. Companies registered in Croatia can benefit from a full VAT refund. This project represents a Mediterranean lifestyle defined by luxury, natural light and harmony with the environment—a true home for those who seek more than just a property.

Opatija, known as the “Queen of the Adriatic,” enchants with its rich history, Belle Époque architecture and the famous Lungomare promenade. Its mild climate, blend of sea and mountains and exceptional gastronomy make it a coveted destination year-round, perfect for anyone seeking a sophisticated Mediterranean way of life.

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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
- Storage
- Floor heating
- Lift
- Urbanized
- Modern

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Price per m²:
7.004 €

Average price/m² of this type
in this region:
4.958 €

Median price/m² of this type
in this region:
4.720 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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A3 FIRST FLOOR

1. hall	13,76 m ²	1	13
2. bedroom	13,62 m ²	1	13
3. bathroom	6,90 m ²	1	6
4. bedroom	15,47 m ²	1	15
5. bathroom	4,29 m ²	1	4
6. utility	1,74 m ²	1	1
7. living zone	33,24 m ²	1	33
8. kitchen	9,19 m ²	1	9
9. terrace	40,93 m ²	0,5	20
ST. storage	2,88 m ²	0,5	1
parking space			13



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