

# Apartment

## Ičići, Kvarner



<b>Ref</b>	RE-U-44775
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Ičići
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	850 m
<b>Floorspace</b>	70 sqm
<b>Plot size</b>	200 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 350 000

### Apartment for Sale in Ičići, Opatija - Sea View, Large Garden, Pool & Parking

For sale is an exceptional **65 m<sup>2</sup> apartment with sea view** located in **Ičići near Opatija**, just **850 meters from the sea and Ičići Beach**. This attractive real estate opportunity offers a rare combination of **privacy, outdoor space, and proximity to the beach**, making it ideal for **living, vacation use, or investment**.

The apartment features a **spacious private terrace and an impressive landscaped garden of approximately 200 m<sup>2</sup>**, perfect for outdoor dining, relaxation, and social gatherings. Residents also enjoy access to a **shared swimming pool**, which is visible from the apartment, enhancing the Mediterranean lifestyle experience.

Situated in a **modern private house with only two apartments**, the property has a **ground-level entrance with no stairs**, offering easy access. The interior layout includes **two comfortable air-conditioned bedrooms**, a **large and bright living room**, a **fully equipped kitchen with dining area**, and a **bathroom completely renovated in 2022 with modern, high-quality finishes**.

The house is of **recent construction** and built with **thermal insulation**, ensuring a comfortable indoor temperature throughout the year. An **efficient pellet stove heating system** provides reliable and economical heating for all rooms.

The apartment comes with **private, fenced parking for two vehicles**, adding security and convenience. The property is located in a **quiet residential street surrounded by lush greenery**, offering peace, tranquility, and complete privacy, while still being close to **beaches, restaurants, shops, and all essential amenities**.

This **exclusive apartment for sale in Ičići, Opatija** stands out with its **sea view, two-bedroom layout, large garden, terrace, swimming pool, and parking**. A perfect choice for buyers seeking a **Mediterranean home, holiday apartment, or high-potential rental property** in one of the most desirable areas of the Opatija Riviera.

**Fully furnished, well-maintained, and ready to move in - a rare opportunity not to be missed.**

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:

- Swimming pool
- Garden

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Urbanized  
Modern

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Price per m<sup>2</sup>:  
5.000 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.122 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.865 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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