

House

Poljane, Kvarner



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Ref	RE-U-46177
Type	House
Region	Kvarner > Opatija
Location	Poljane
Front line	No
Sea view	Yes
Distance to sea	1200 m
Floorspace	225 sqm
Plot size	620 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 650 000

Ičići, Poljane – Semi-Detached House Under Construction with Panoramic Sea View and 620 m² of Land!

A semi-detached house with construction already underway is for sale in the peaceful residential area of Poljane, above Ičići, offering an open panoramic view of the sea, the entire Kvarner Bay, and nearby islands. The property is south-oriented, ensuring abundant natural light and spectacular sunsets, and is located approximately 1.2 kilometers from the sea as the crow flies, or about 3.4 kilometers by car, which is roughly a seven-minute drive to the coastline and beaches.

The house has a total planned living area of 225 m² and is situated on a land plot of 620 m², providing ample space for outdoor living and landscaping according to the future owner's preferences.

The interior layout is distributed across four levels connected by an internal staircase, including a basement, high ground floor, first floor, and attic, allowing for excellent functionality and flexibility of use. The basement level comprises a boiler room, a spacious bathroom, a laundry room, and one large multipurpose room that can be customized as a wellness area, fitness room, children's playroom, or additional leisure space.

The high ground floor features an entrance hallway leading into a bright living room connected to the dining area and kitchen, as well as a guest toilet, one bedroom, a dressing room, a bathroom, and a covered terrace designed for outdoor relaxation while enjoying uninterrupted sea views. On the first floor, there is a central hallway, two comfortable bedrooms, two bathrooms, an additional dressing room, and another covered terrace that further enhances the sense of privacy and luxury living. The attic level consists of one larger open space that can be arranged according to the wishes and lifestyle needs of the future owner, whether as an office, hobby room, or additional sleeping area.

The property is being sold in a high roh-bau stage, with all major construction works and key installations already completed. Exterior joinery including windows with electric shutters and entrance doors has been installed, while the façade has been finished with 10 cm insulation. Underfloor heating installations are fully completed, including the outdoor unit and water heater, ensuring energy-efficient climate control. Interior walls have been fully smoothed and prepared for final painting, allowing the buyer to select preferred colors and finishes. All necessary electrical, water supply, and drainage installations have been embedded in floors and walls, including preparations for air conditioning units, kitchen appliances, sanitary facilities, and electrical outlets. Floor bases, internal and external substrates, and hydro-insulation have also been completed, leaving only the final choice and installation of ceramic tiles, parquet flooring, and interior finishes.

The house is positioned in a quiet and tranquil environment with direct access from the road and benefits from a clean and orderly ownership situation. A remarkable advantage of this property is the unobstructed panoramic sea view visible even from the ground floor, creating a unique sense of openness and connection with the surrounding coastal landscape. Thanks to its location, layout, and construction quality, this real estate opportunity is ideal for comfortable family living, as well as an attractive investment with strong potential for tourist rental in one of the most desirable areas of the Opatija Riviera.

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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:

- Gym
- Spa
- Floor heating
- Attached
- Urbanized

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Price per m²:
2.889 €

Average price/m² of this type
in this region:
2.794 €

Median price/m² of this type
in this region:
2.480 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

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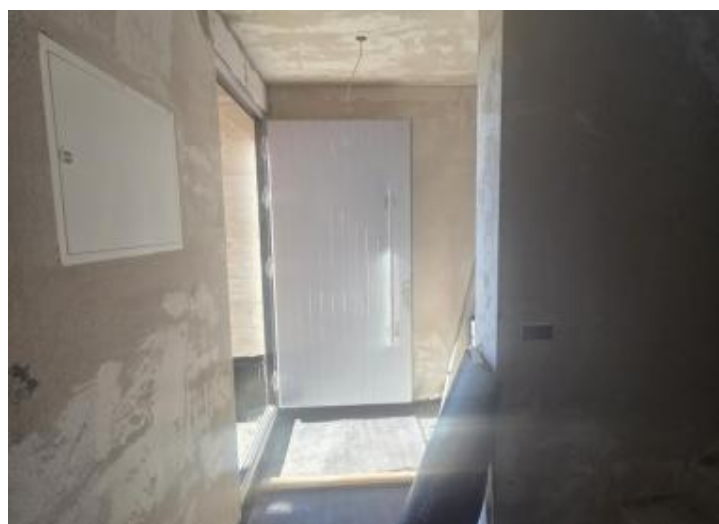
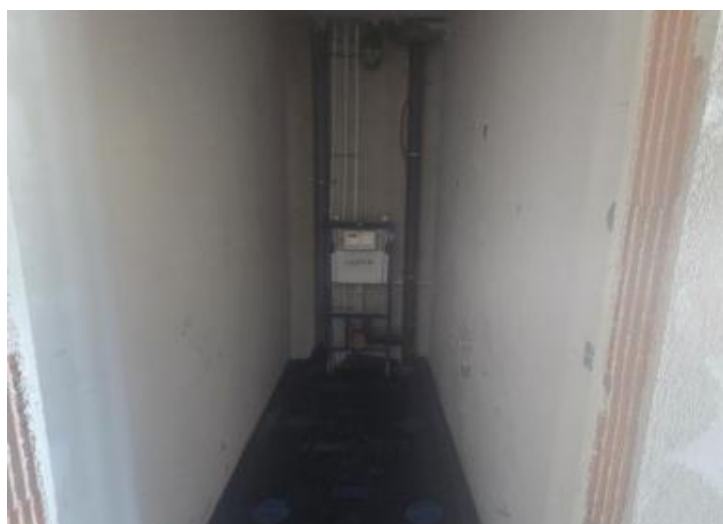
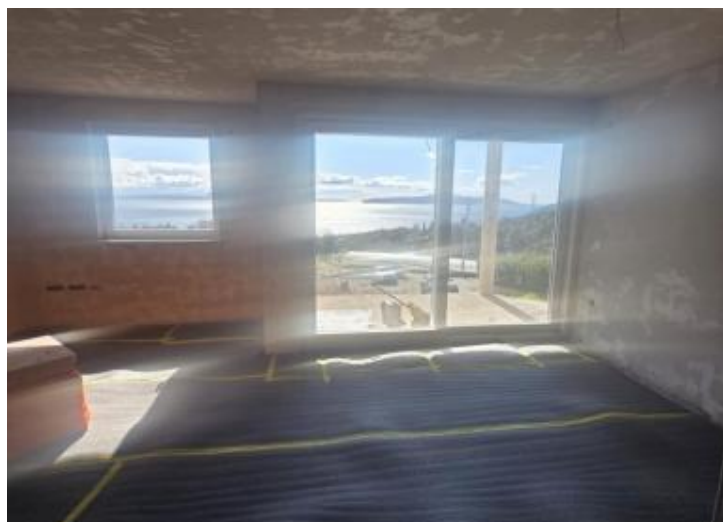
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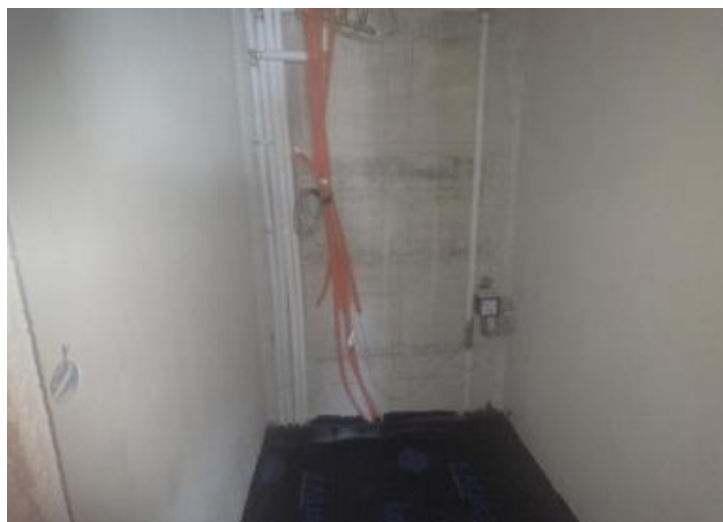
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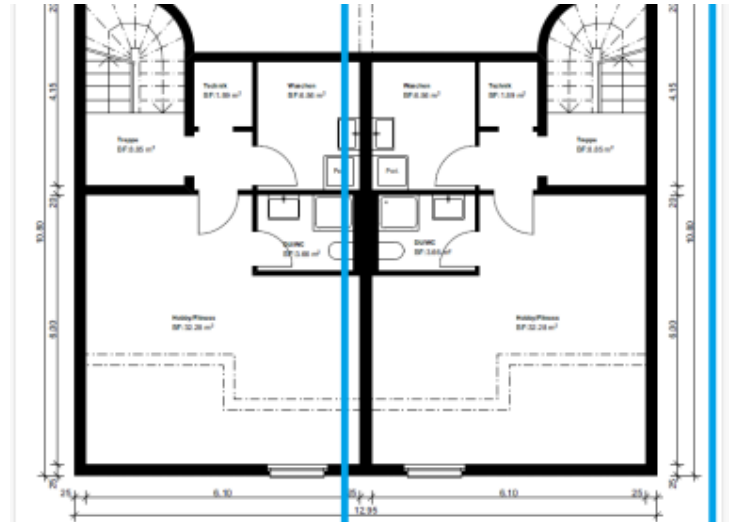
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