

Villa

Ičići, Opatija, Kvarner



Ref	RE-AB-V-46-U-21770
Type	Villa
Region	Kvarner > Opatija
Location	Ičići, Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	400 sqm
Plot size	1200 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 500 000

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Price dropped from 5 mio euro to 1,5 mio euro for current high roh-bau condition! **Urgent sale! Great discount!**

LUX-class design villa in Ičići of an irregular, round shape! Outstanding modern architecture!

Total land is 1200 sq.m.

Total surface of villa is 393 sq.m.

In Ičići, a unique gem awaits you, an uncut diamond that can be customized to your liking. The living space of cca. 400 square meters can be adapted to your preferences. This villa is located in the tranquil surroundings of Ičići.

The dream property with a pool and views of Cres to the south and Rijeka to the east is shielded by dense, tall trees from the road. The property boasts two key advantages: a stunning natural rock formation on the estate and breathtaking vistas.

The exterior of the villa is constructed from concrete. The basement features a fitness center, saunas, and a wine cellar. The ground floor extends down the rock face. The main bedroom on the upper floor comes with a terrace and a pool that fully opens up to a spectacular view. In the garden, you'll find a mini spa and an outdoor pool. The villa is 3 kilometers away from Opatija and 700 meters (as the crow flies) from the sea. Opatija is approximately 14 kilometers from Rijeka and 1.7 kilometers from the Ičići beach. This coastal town is renowned for its historical charm and a unique ambiance that is truly unparalleled in Croatia.

Opatija is a true jewel on the Adriatic and one of the most renowned tourist destinations in the Kvarner Bay and the entire Croatia. One of the unique and perhaps the most beautiful attractions of Opatija is the Lungomare, a picturesque seaside promenade, where numerous beautiful beaches invite you to sunbathe, swim, and relax.

PROPERTY DETAILS:

- Land area: approximately 1200 square meters
- Living area: 394 square meters
- Bedrooms: 4
- Garages
- Gym
- Wine cellar
- 2 saunas
- Heating: Underfloor heating
- Development: Fully developed
- Construction type: New construction
- Condition: Shell
- Roof shape: Flat roof

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- Heating: Alternative, geothermal
- Ventilation: Air conditioning
- Energy type: Low-energy house, intelligent SMART HOME system
- View: Beautiful panoramic sea view, where you can see the entire yacht marina from the villa, as well as Opatija and Rijeka, the Kvarner Bay, Cres Island, and Krk Island
- Parking type: Carport, 3 parking spaces
- Balcony: Balcony & terrace
- Windows: Modern design, aluminum windows with blinds
- Electrical wiring: Wiring, IT wiring
- Television: Cable TV
- Rooftop swimming pool in the main building,
- Garden with a mini spa and outdoor swimming pool, 2 saunas
- Wine cellar
- Fitness center
- Globally unique eco-friendly LED lighting throughout, 100% environmentally friendly.

Ownership type: 1/1 legal entity

Particular details:

- indoor swimming pool with panoramic sea view
- outdoor swimming pool
- landscaped garden
- wonderful sea views
- panoramic grazing
- irregularly shaped roof
- outdoor lounge area
- outdoor summer kitchen
- spacious parking area

Villa is situated on a mild slope with lovely views of Cres to the South and Rijeka to the East. The first impression was that it is imperative to preserve as many trees as possible to hide the villa from the other villas and from the street to ensure complete privacy.

The second impression was that two big advantages of the plot need to be accentuated; the beautiful structure of rocks and the stunning views. The contemporary design of villa is in a perfect harmony with surrounding nature, as if it were there for ages.

The price is set for current high roh-bau condition (there is no finance to finalize the villa).

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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Price per m²:
3750 €

Average price/m² of this type
in this region:
6221 €

Median price/m² of this type
in this region:
4690 €

Average price/m² of this type
in Croatia:
4633 €

Median price/m² of this type
in Croatia:
3950 €

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