

Villa

Ičići, Opatija - Okolica, Kvarner



Ref	RE-U-16422
Type	Villa
Region	Kvarner › Opatija
Location	Ičići, Opatija - Okolica
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	400 sqm
Plot size	1440 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 2 950 000

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Exclusive 400m2 villa with a swimming pool and panoramic sea view in Opatija!
Unique villa in the immediate vicinity of the ACI marina Ičići and the beach!

This modern villa of 400 sq.m. was built on a rock with a garden of 1400 m2.

The interior consists of the ground floor, where there is perhaps the largest open space living room in the area of Ičić - an incredible 123 m2 of open space where, in addition to the living room, there is also a kitchen and a dining room. Of course, the space communicates with a storage room, a wardrobe and a toilet. An important detail of the kitchen is the elements that, by rotating towards the sea, offer an incredible view of the ACI marina and the sea.

On the upper floor there are 3 bedrooms (with en-suite bathrooms), two of which have an exit to the outside glazed terrace, and all rooms are south-facing with a view of the sea. The size of the master bedroom is 25 m2, and the practicality of the other bedrooms connects the possibility of using it as a study. (the size of the 2nd bedroom is 15m2 and the third 23m2) This house has a total of 250m2 of terrace.

The infinity swimming pool and exotic plants around the private garden make this piece of space on the Opatija Riviera unique. The open space living room is large enough to make your stay in the center of Opatija unique. Apart from the 3 meter high ceilings, villa has a panoramic view from the living room that simply has no end. In the basement of the villa, there is a 60m2 apartment and a large storage room.

The highest quality materials were used in the decoration - very pleasant parquet motif, well-known brands of appliances and sanitary ware, custom-made kitchen. Irrigation, smart home technology, specially designed lighting.

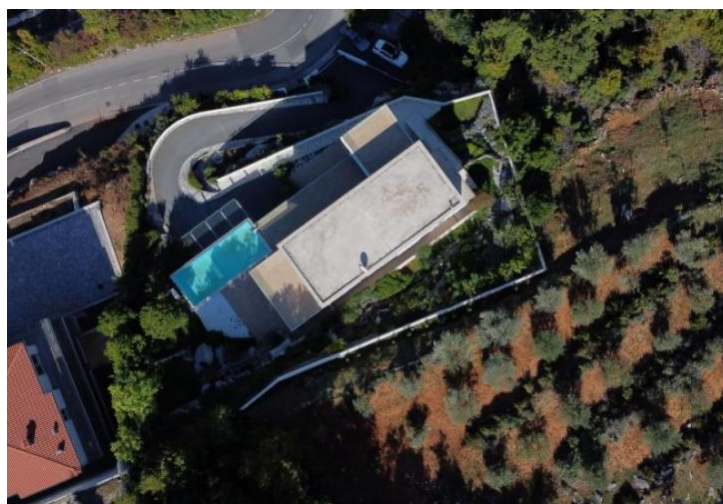
This property is 470 meters from the sea as the crow flies, or 500 meters by car (1 minute).

One could truly say, one of the highest quality properties in that category with a unique view of the sea in the center of Opatija.

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.

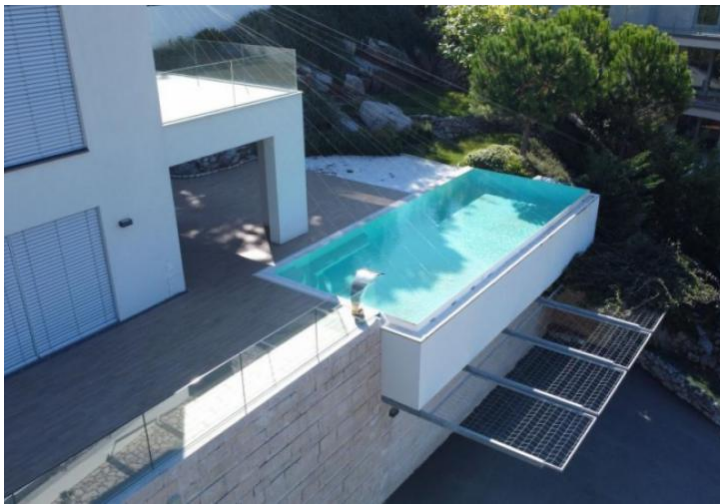
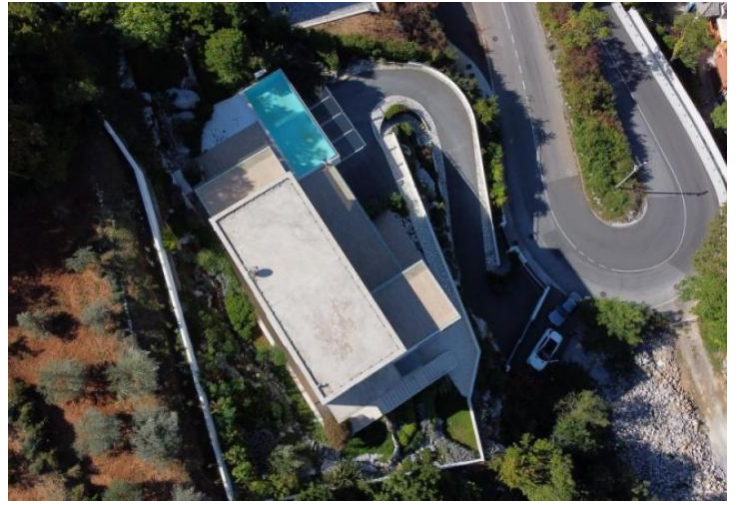
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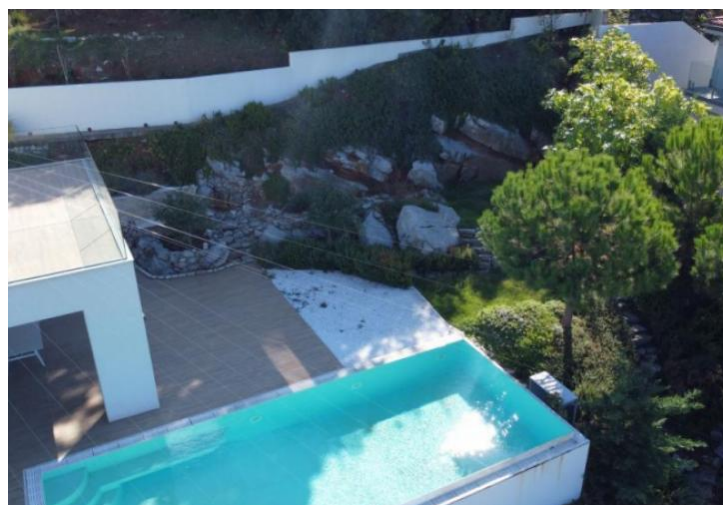
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