Apartment
Icici, Kvarner

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Adrionika
Real Estate in Croatia

Ref	RE-AB-LEMON-A3
Type	Apartment
Region	Kvarner › Opatija
Location	Icici
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	31 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 183 900

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Truly unique apartment in Icici in a new boutique residence only 500 meters from the beach!
The residence benefits swimming pool, garage, elevator, gated territory. It is placed within peaceful and green surrounding.
There are only 9 exclusive apartments in the residence.

A3 apartment of 30,65 sq.m. with garage is your rare chance to get top class apartment in Opatija area below 200 000 eur!
Apartment offers bedroom, bathroom, salon with kitchen.

We highlight a special new building near Ičići beach of top quality. This rare building is located in a private, cul-de-sac and offers panoramic sea views. With its easy access to the city center, this home offers an excellent balance between elegant suburban living and the rich array of amenities that the city of Opatija has to offer.

The project is being built on a land plot of 805 m2 and includes a large underground garage, a ground floor with a shared swimming pool, a sundeck and a gazebo with a barbecue.

Details:
• heating/cooling via a fan coil system
• parquet in the living room and bedrooms
• high-quality ceramic tiles and underfloor heating in the bathrooms
• anti-burglary entrance doors
• elevator

The Mediterranean style of construction will delight you, while enjoying the silence of the peaceful environment. Perfect investment or opportunity for people looking for 4 walls on the sea CLOSE TO OPATIJA. Walking to the sea takes 7 minutes, or 600 meters on a slightly downhill path. The great advantage of this location is silence, privacy, a view of the sea, the greenery of Učka and the proximity of Opatija.
The project was conceived in such a way that each apartment in the building has privacy, does not disturb the neighbor, and the floors have a direct view of the sea. The great advantage of this beautiful building is the future garden, which will be decorated with exotic and Mediterranean plants, a swimming pool, and a decorative pond.

The Seller is within VAT system - the property is owned by the company - the possibility of submitting a request for a VAT refund, once you buy as a company.
It will be available for occupancy on 06/24.

Other apartments available in this complex-

A1 - 34,53 sq.m. (one bedroom, salon, bathroom), with garden of 6.79 sq.m. and garage. Price is 207 180 eur
A2 - 42,63 sq.m. (one bedroom, salon, bathroom), with terrace of 26,28 sq.m. and garden of 25,11 sq.m. plus garage. Price is 306 735 eur.

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A3 - 30,65 sq.m.(one bedroom, salon, bathroom), with garage - Price is 183 900 eur.
A4 - 43,74 sq.m. (one bedroom, salon, bathroom), with terrace 24,01 sq.m. and garage of 25,11 sq.m. Price is 306 597 eur
A5 - 38,04 sq.m. (one bedroom, salon, bathroom), with garage. Price is 228 240 eur
A6 - 38.09 sq.m. (one bedroom, salon, bathroom), with garage - Price is 228 540 eur
S1 (2d floor) - Duplex 85,48 sq.m. with terrace 15.16 sq.m.plus garage, parking and box. Three bedrooms, two bathrooms, laundry, kitchen, salon with dining and living areas, two terraces. Price is 558 360 eur.
S2 (2d floor) - 75,35 sq.m. with terrace 7,64 sq.m. plus garage, parking and box. Three bedrooms, two bathrooms, entry hall, salon with dining, kitchen and living areas, terrace.Price is 475 020 eur.
S3 (2d floor) - duplex 75,39 sq.m. with terrace 7,58 sq.m. plus garage, parking and box. Three bedrooms, two bathrooms, entry hall, salon with dining, kitchen and living areas, terrace. Price is 475 080 eur.

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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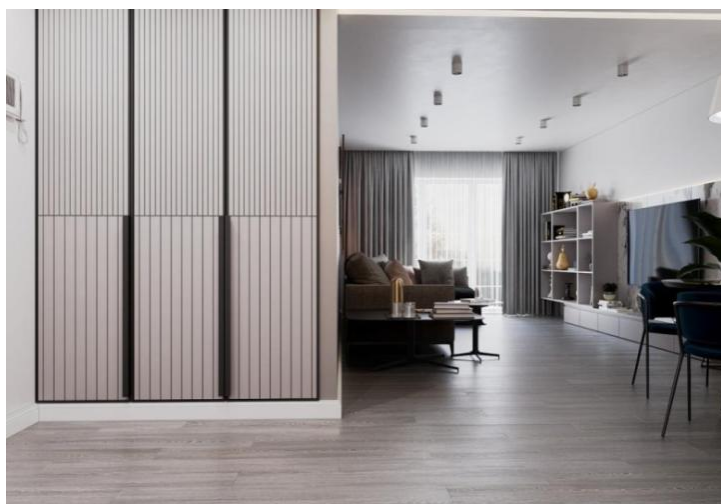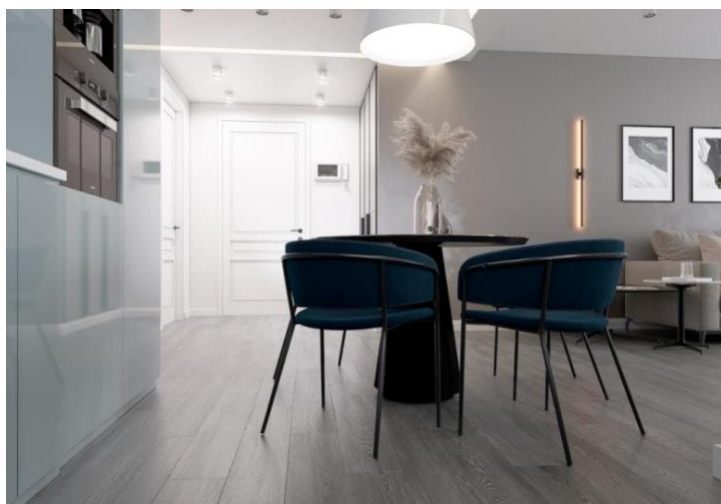Real Estate in Croatia

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