

Apartment

Ičići, Opatija, Kvarner



Ref	RE-U-14207
Type	Apartment
Region	Kvarner > Opatija
Location	Ičići, Opatija
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	125 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 790 000

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Apartment of 125m² with sea view in a gorgeous residence in Ičići just a few steps from the beach!

S2 Apartment - 125m² - consists of 3 hallways, kitchen with dining room and living room, 2 bedrooms, 2 bathrooms, 1 loggia and 1 balcony, with 1 parking space in the garden, storage and 1 parking garage space. The flat is fully furnished and equipped!

The residence offers everything you need: garage, pool, elevator, video surveillance, in the garage there is an electrical connection for charging the car.

Several new 5***** hotels are being built nearby to add to Opatija-Ičići excellent infrastructure.

Ičići was a small tourist place with about 800 inhabitants, located on the northern Adriatic, in the Kvarner Bay. The place is located 5 km from Opatija and 15 km from Rijeka. It is located at the foot of the mountain Učka, which is 1401 m high and whose environment has been declared a nature park due to the uniqueness and beauty of nature. The population is mainly engaged in tourism and hospitality. Due to its favorable position, Ičići has developed over the years into a real tourist place with many offers, so in addition to a rich catering offer, it offers the possibility of engaging in various sports, excursions, night outs. From Ičići there is a beautiful view of the two largest Croatian islands Krk and Cres which can be visited by boat. This place is especially known for its superbly equipped ACI Marina. Thanks to the variety of accommodation (hotels, apartments, camps) and sports and recreational facilities (tennis courts, water sports, sailing ...), nautical tourism has found a special place for development here. Nearby is the auto camp Ičići which is located near the beach not far from the tennis courts. The main tourist attraction of Ičići is definitely the beach. It is located in the center of the town, and consists of concrete and sand. Every year, investments are made in the arrangement of the beach, which is why the beach receives a blue flag from year to year. Admission is free and accessible to all. The beach of Ičići is bordered on one side, with ACI Marina, while on the other side there is a smaller port that has existed since the time and place Ičići and which developed parallel to the place. This port accepts smaller boats and reminds that Ičići is a coastal town. It is especially worth emphasizing that the famous Lungomare, a coastal promenade built by the Austrian Emperor Francis Joseph I in 1885, passes through Ičići. This beautifully landscaped coastal promenade is 12 km long and stretches from Volosko to Lovran, and Ičići is almost halfway. It is discreetly lit at night, so conditions are created for romantic walks. Ičići is connected with other places by intercity and city buses. The so-called "Fishermen's Festivities", which are organized during the summer months, are especially famous in coastal places. Thus, Ičići has its own festivities for which locals, as well as tourists, will be informed a few days earlier through numerous posters.

Real estate prices in this area are rising, rental occupancy is excellent which has caused a return on investment of 5% to 10% and attracting foreign investors. r

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:
6320 €

Average price/m² of this type
in this region:
5002 €

Median price/m² of this type
in this region:
4923 €

Average price/m² of this type
in Croatia:
4481 €

Median price/m² of this type
in Croatia:
4127 €

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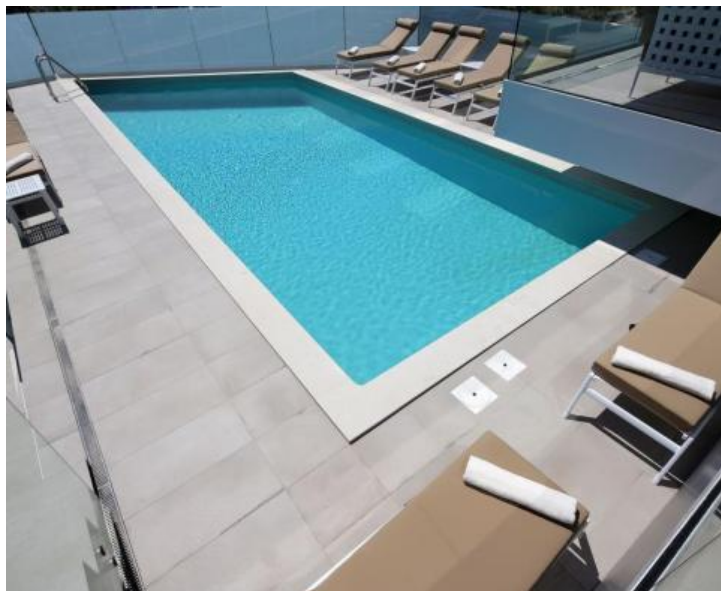
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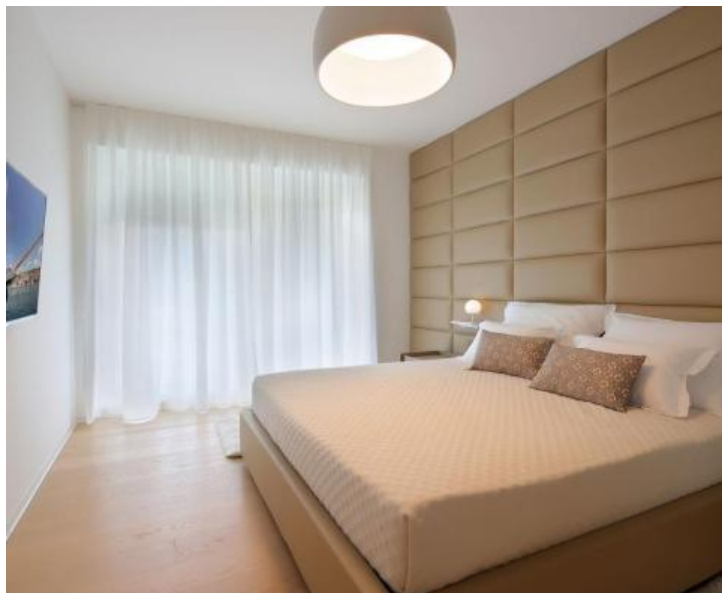
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