

Land plot

Ičići, Kvarner



Ref	RE-U-25359
Type	Land plot
Region	Kvarner > Opatija
Location	Ičići
Front line	No
Sea view	Yes
Distance to sea	1800 m
Plot size	1368 sqm
Price	€ 350 000

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Urban land with sea views for luxury villa in Ičići, Opatija - cca. 1,8 km from the sea!

Land with a building permit for a 300m² villa near the beach and Opatija1

We present a beautiful land plot of land near Opatija with an approved building permit for a 300m² villa. The building land is gently sloping above Ičići beach, just a 3-minute drive from the beach.

The land plot covers an area of 1,386m², and a building permit has been granted for a villa with three floors, featuring a net living space of 287.75 square meters and a gross size of 363.31 square meters. Access to the planned villa is from the upper side since the terrain slopes downhill, so the entrance is on the ground floor, followed by levels -1 and -2, and a basement.

The house consists of:

- Ground Floor: Entrance, hallway, 75m²
- Level -1: 3 bedrooms, bathroom, and a terrace, 135m²
- Level -2: Open space living area, 154m², with a swimming pool and surrounding area of 65m²
- Basement with a wine cellar and pool equipment, 45m²

The future location of the house is ideal for a villa, with a quality and tranquil environment, luxurious neighboring houses, surrounded by the greenery of Učka and boasting a MAGNIFICENT DIRECT SEA VIEW over the entire Kvarner. There is a green belt around the land.

The sea can be reached on foot in 10 minutes downhill, or 15 minutes uphill. A drive to the beach takes just 3 minutes, and Opatija's center is only 8 minutes away by car.

The project is designed in an exclusive manner, with a focus on high-quality residential use and materials. The land has access to electricity, water, wastewater and an excellent road. Construction can begin immediately!

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:
256 €

Average price/m² of this type
in this region:
362 €

Median price/m² of this type
in this region:
273 €

Average price/m² of this type
in Croatia:
270 €

Median price/m² of this type
in Croatia:
183 €

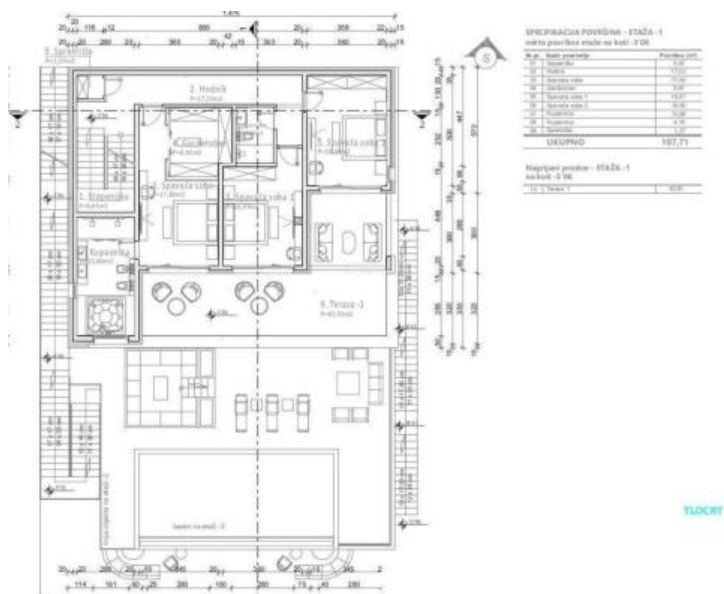
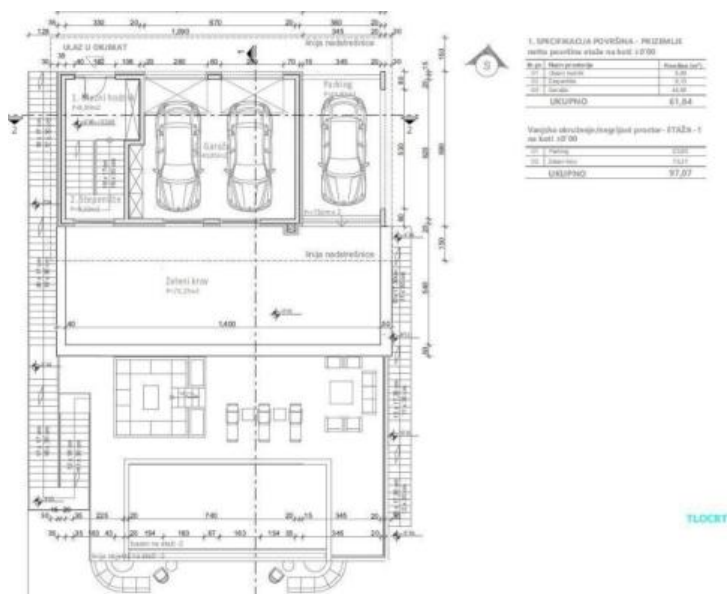
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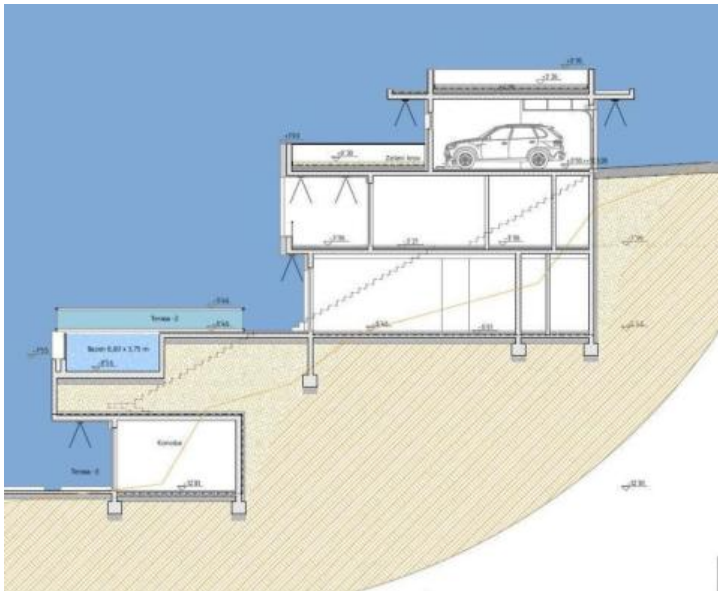
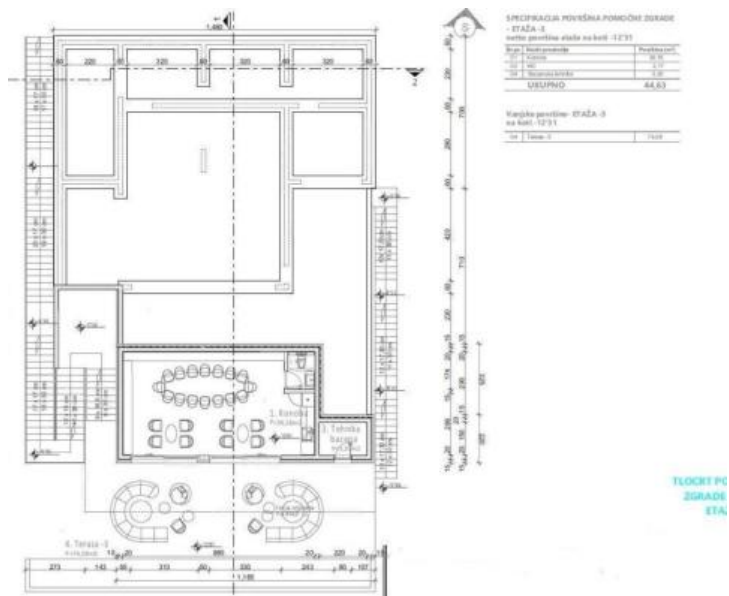


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