

## OPATIJA, IČIĆI - veći stan u novogradnji s bazenom i pogledom na more blizu plaže i Opatije, Opatija - Okolica, Flat



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OPATIJA, IČIĆI - veći stan u novogradnji s bazenom i pogledom na more blizu plaže i Opatije
Property for:	Sale
Property area:	88 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Garden area:	150 m <sup>2</sup>
Balcony area:	8 m <sup>2</sup>
Terrace area:	8 m <sup>2</sup>
Price:	634,000.00 €
Updated:	Jul 17, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Opatija - Okolica
City area:	Ičići
ZIP code:	51410

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
Energy efficiency:	A+



## Heating

Central heating: yes

## Parking

Garage: yes

Number of parking spaces: 2

## Description

Description:

OPATIJA, IČIĆI - a larger apartment in a new building with a swimming pool and a view of the sea near the beach and Opatija From the Dux offer, we highlight a special new building near the Ičići beach of top quality. This rare building under construction in 2023 is located only 600 meters from the beach 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. Apartment S3, size 89m2, is located on the 2nd floor of a residential building and consists of a hallway, living room with kitchen and dining room, 3 bedrooms, 2 bathrooms and a terrace with a panoramic view of the sea. The project is being built on a plot of 805 m2 and includes a large underground garage, a ground floor with a shared pool, a sundeck and a gazebo with a barbecue, and a total of 9 apartments (6 apartments and 3 apartments) • 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 • LIFT! 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. IN THE VAT SYSTEM - the property is owned by the company - the possibility of submitting a request for a VAT refund. The price includes one garage parking space, one outdoor parking space and an internal storage room. It will be available for occupancy on 06/24 UNIQUE OPPORTUNITY FOR NEW BUILDING ON THE OPATIJA RIVIERA! Dear clients, the agency commission is charged in accordance with the General Business Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 19259

## Additional contact info

Reference Number: 575766

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