

## OPATIJA, IČIĆI, ANIČIĆI - vile 500m2 započeta gradnja (2 kom) s bazenom i panoramskim pogledom na more + okolić 2500m2, Opatija - Okolica, House



### Seller Info

Name:	Agencija Dux nekretnine
E-mail:	info@dux-nekretnine.hr
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:	<p>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.</p> <p>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</p>

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, ANIČIĆI - ville 500m2 započeta gradnja (2 kom) s bazenom i panoramskim pogledom na more + okolić 2500m2
Property for:	Sale
House type:	semi-detached
Property area:	500 m <sup>2</sup>
Lot Size:	2400 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	24
Bathrooms:	6
Price:	1,270,000.00 €
Updated:	Oct 23, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	7
Covered parking space:	yes

### Description

## Description:

OPATIJA, IČIĆI, ANIČIĆI - villa 500m<sup>2</sup> construction started (2 units) with swimming pool and panoramic view of the sea + environment 2500m<sup>2</sup> It is located in a peaceful and quiet position, yet in the immediate vicinity of all the necessary facilities for a quality life. The villa / house is south-oriented with large glass walls on all rooms on the ground floor on the south side, so that from these rooms there is a panoramic view of the entire Kvarner Bay. The villas have a beautiful open panoramic view of the sea and a southern orientation. They were located in the excavation of the hill. The garden around the villa configuration has several falling cascades / completely flat. The courtyard contains a fireplace. The villas are located in a quiet and peaceful location and right next to the paved road. All utilities duly paid. Clean and tidy property. The documentation is in order, everything is ready to continue construction. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. This property is 2.14 km from the sea as the crow flies, or 7.5 km by car (approx. 14 min). A good opportunity for investors who are engaged in the construction of apartments / houses for rent - holidays with a swimming pool, but also for those who would like a family house in a quiet, peaceful environment.

**PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!** IČIĆI: Ičići is a small tourist town with about 800 inhabitants, located on the northern Adriatic, in the Kvarner Gulf. The place is 5 km from Opatija and 15 km from Rijeka. It is located at the foot of the Učka mountain, which is 1,401 m high, and its environment has been declared a nature park due to its uniqueness and natural beauty. The population is mainly engaged in tourism and catering activities. Due to its favorable location, Ičići has developed over the years into a real tourist destination with numerous offers, so in addition to a rich catering offer, it offers the possibility of practicing various sports, excursions, night outs. From Ičić there is a wonderful view of the two largest Croatian islands, Krk and Cres, which can also be visited by boat. This place is especially famous for its excellently equipped ACI Marina. Thanks to the variety of accommodation (hotels, apartments, motorhomes) and sports and recreational facilities (tennis courts, water sports, sailing...) nautical tourism has especially found a place for development here. On the way from Ičić to Učka, you will come across the small medieval town of Veprinac, which has its own law and dates back to 1500. Nearby is the Ičić car park, which is located near the beach, not far from the tennis courts. The main tourist attraction of Ičić is definitely the beach. It is located in the very center of the town, and consists of a concrete and sandy part. Every year, investments are made in beautifying the beach, which is why the beach receives the blue flag year after year. Entrance is free and available to everyone. The beach is bordered on one side by the ACI Marina, while on the other side there is a smaller port that has existed since the time of the town of Ičić and which developed parallel to the town. That Port accepts smaller boats and reminds that Ičić is a seaside place. It is worth noting that the famous Lungomare, a coastal promenade built by the Austrian emperor Franz Joseph I in 1885, passes through Ičić. This beautifully decorated coastal promenade is 12 km long and stretches from Voloski to Lovran, and Ičić is almost halfway. At night, it is discreetly lit, so

conditions are created for romantic walks. The town of Ičići is connected to other towns by intercity and city buses. The so-called "Fishermen's Festivals" organized during the summer months are especially famous in coastal towns. Ičići also has its own festivals, for which the locals, as well as tourists, are informed a few days in advance through numerous posters. Opatija: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12931

### Additional contact info

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