

## OPATIJA, IČIĆI - moderna vila na jedinstvenoj poziciji samo 200 m od plaže Ičići, Opatija - Okolica, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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: 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 - moderna vila na jedinstvenoj poziciji samo 200 m od plaže Ičići
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	2,700,000.00 €
Updated:	Jul 10, 2024

### Condition

Newbuild:	yes
-----------	-----

### Location

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

### Permits

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

### Heating

Central heating:	yes
------------------	-----

### Parking

Garage:	yes
Covered parking space:	yes

### Description

Description:	OPATIJA, IČIĆI - modern villa in a unique position only 200 m from the Ičići beach We are selling an architectural masterpiece - a beautiful modern villa near the Ičići beach. This villa is located on the Opatija Riviera and is a rarity on the
--------------	---

market. It is a fantastic villa with a size of 280 square meters, and it is located on a plot of land of 1000 m<sup>2</sup>, which, due to its position, is oriented towards the sea in relation to the neighboring plots. The villa stands out above all for its excellent location: it is located just 200 m as the crow flies from the beach and the famous Lungomare promenade by the sea that connects Opatija and Lovran, while the drive to the sea takes only 1 minute, and it takes only 5 minutes to return on foot. The house consists of two spacious floors with beautiful views of the sea. On the first floor, there is an open space living room of 50 m<sup>2</sup> with a dining room and a kitchen, and the entire space opens through large glass walls to a large terrace of 25 m<sup>2</sup>. On the ground floor there is one bedroom with an en suite bathroom, which can be converted into a study. In addition, there is a wellness area on the ground floor. A beautiful modern staircase leads to the second floor of the house, where there are 3 bedrooms with en suite bathrooms, and each room has a priceless and unobstructed view of the blue sea through large glass walls, which, in addition to guaranteeing a beautiful view, offer warmth and light throughout years. Each room has access to a beautiful terrace of 25 m<sup>2</sup>, which follows the villa on the south side. In addition, wood-tone panels that can be opened and closed offer complete privacy and protect from the bright sun on hot summer days. The house has a large infinity pool of 40 m<sup>2</sup> with a sunbathing area, a terrace and a large area for socializing. It is important to note the following about this beautiful designer villa: - low-profile schuco carpentry - first-class Italian ceramics - first-class sanitary facilities - large open sliding walls - panoramic sea view from every room In front of the house there is agricultural land owned by the state, which guarantees privacy forever. peace, greenery and an uninterrupted panoramic view of the sea. In addition, the house is surrounded by a beautiful Opatija forest, so it is perfect for a peaceful life, and within easy reach of all the facilities offered by Ičići, the most beautiful suburb of Opatija. The house is being sold fully furnished with new designer furniture from Italy and will be ready to go. The villa also comes with 2 parking spaces. The investment is of a local character, and therefore safe. 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: 29540

## Additional contact info

Reference Number: 593724  
Agency ref id: 29540