

## OPATIJA, IČIĆI – kuća blizu marine Ičići za uređivanje, bogata okućnica, panoramski pogled na more, garaže, Opatija - Okolica, House



### 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  
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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 – kuća blizu marine Ičići za uređivanje, bogata okućnica, panoramski pogled na more, garaže
Property for:	Sale
House type:	detached
Property area:	320 m <sup>2</sup>
Lot Size:	1100 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	15
Bathrooms:	3
Price:	1,150,000.00 €
Updated:	Sep 12, 2024

### 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
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### Parking

Garage:	yes
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### Description

Description:	OPATIJA, IČIĆI - house near the Ičići marina for renovation, rich garden, panoramic sea view, garages DUX offers a top opportunity on the Opatija market. It is a detached house on a plot of 1100 m <sup>2</sup> located in a quiet street without traffic,
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in an elevated position offering a panoramic view of the sea, but only a one-minute drive to the beach. This is a really rare opportunity to buy a larger house in an extremely high-quality condition, with more than 300 m<sup>2</sup> of useful living space. The elevated position of the property ensures privacy from neighbors and a view of the sea. The house consists of a ground floor (120m<sup>2</sup>) where there are two large garages with high ceilings, an apartment on the ground floor of 47m<sup>2</sup> with a garden and a terrace. Furthermore, the house has two more floors, i.e. two large apartments of 104m<sup>2</sup> + terrace of 40m<sup>2</sup> (see floor plans). In the attic of the house, there is an entire attic floor that can be converted into living space. (50% of the attic is standing). In addition, there are 3 larger taverns in the basement of the house. With this, the house can be summed up in more than 320m<sup>2</sup> of living space, which can be converted into a minimum of 5, and maybe even 6 residential units with terraces and a view of the sea. It is important to point out that the two upper two floors, from each room, communicate with the outdoor terrace, which offers a fantastic view of the sea and the surrounding nature. Also, this house with a superb garden borders the forest or agricultural land on the back side, so there will be no construction in that area. The approach to the house is simple and high-quality, surrounded by concrete walls and greenery. In order to valorize the true value of this house, it is only necessary to put a new facade, new carpentry, a new fence on the terrace, and refresh the interior space as desired. A large private garden guarantees the construction of a swimming pool, landscaping to your own taste. This is currently the only house in Ičići of this size and potential for this money. In addition to the house, there is the possibility of buying land next to the house of 500m<sup>2</sup>, which, with the purchase of 200m<sup>2</sup> of city land, the buyer can get another building site next to the house! An investment opportunity for the right buyer, who will recognize the value. The house is located 450 meters from the sea as the crow flies, and it takes 7 minutes to walk downhill. It only takes one minute to reach Ičići beach by car - it takes 5 minutes to drive to the center of Opatija. It is a perfect and unique opportunity to buy a house suitable for decorating with the aim of a comfortable life, but also as an investment property. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.  
<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33176

## Additional contact info

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