

OPATIJA, IČIĆI – kuća blizu marine Ičići za uređivanje, bogata okućnica, panoramski pogled na more, garaže, 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: 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:	450 m ²
Lot Size:	1100 m ²
Number of Floors:	3
Bedrooms:	12
Bathrooms:	3
Price:	1,150,000.00 €
Updated:	Oct 25, 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 ² 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 m² 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 (120m²) where there are two large garages with high ceilings, an apartment on the ground floor of 47m² with a garden and a terrace. Furthermore, the house has two more floors, i.e. two large apartments of 104m² + terrace of 40m² (see floor plans). In the attic of the house there is an entire floor of the attic 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, we can summarize the house in more than 320m² 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 at the back, 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 500m², where with a little effort, the future owner 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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