

## Ičići - 2sobni stan u obiteljskoj kući 250 m od mora za najam, Opatija - Okolica, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on  
the way to the best real estate.

Our focus is quality, safety and  
finding the perfect property for  
the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Ičići - 2sobni stan u obiteljskoj kući 250 m od mora za najam
Property for:	Rent
Property area:	104 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Garden area:	1266 m <sup>2</sup>
Balcony area:	10 m <sup>2</sup>
Terrace area:	70 m <sup>2</sup>
Price:	1,250.00 €
Updated:	Oct 03, 2024

### Condition

Built:	1975
Last renovation:	2024

### 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

Energy efficiency:	In preparation
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description: OPATIJA, IČIĆI - long-term rent of a two-bedroom apartment in a well-maintained family house 250 meters from the sea (straight line) The real estate agency Kaiser Immobilien from Opatija is putting on the market a two-bedroom apartment in an excellent quiet location only 500 meters / 7 minutes' walk from the beach and the Lungomare coastal promenade. The apartment is located in the famous tourist resort of Ičići, only 3 km from the center of Opatija. It is located on the first floor of a family house, which was built in 1975, completely renovated in 2024 and consists of a total of 3 apartments. The apartment has an area of 104 m<sup>2</sup> and offers two bedrooms, a kitchen, a living room, a bathroom with a toilet, a separate toilet, a storage room and a balcony. The apartment is air-conditioned (heating/cooling) and has oil-fired central heating. Optical Internet was also introduced. The apartment is located on the first floor of the house, has a separate entrance and separate electricity and water meters. The house is located on a plot of over 1,500 m<sup>2</sup> and has a yard with a parking lot, a garden and a sunbathing terrace of 70 m<sup>2</sup>. The price of the monthly rent is 1,250 euros, the utility costs are paid by the tenant according to actual consumption. In the case of long-term rental (at least one year), a discount is possible. A very rare opportunity for long-term rental of an apartment in the attractive tourist resort of Ičići, where the vast majority of owners prefer only short-term tourist rentals during the summer months. An ideal apartment for a multi-member family in an extremely quiet location close to the sea coast and all the amenities needed for a comfortable life. Coast, beach - 500 m Center of Ičići with all amenities: 900 m Center of Opatija - 3 km / 6 minutes Center of Lovran - 3.5 km / 7 minutes Rijeka: 14 km / 23 minutes Rijeka Airport - 40 km / 45 minutes Pula Airport - 95 km / 75 minutes The commission for the tenant is 1 month's rent + VAT. The commission covers all services related to the rental and is charged when the first legal transaction is concluded. For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: [jirka@kaiser-immobilien.hr](mailto:jirka@kaiser-immobilien.hr) Thank You! ID CODE: 101-236

## Additional contact info

Reference Number: 647589  
Agency ref id: 101-236