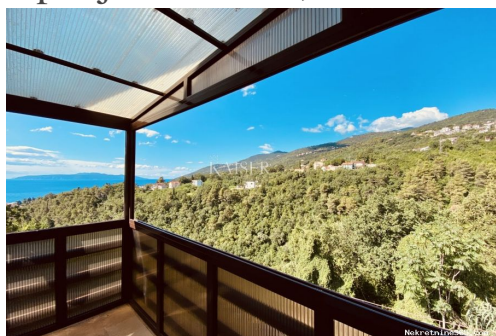


## Ičići – Mali slatki studio apartman s prekrasnim pogledom 700 m od plaže, Opatija - Okolica, Flat



### 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 – Mali slatki studio apartman s prekrasnim pogledom 700 m od plaže |
| Property for:     | Sale   |
| Property area:    | 27 m <sup>2</sup>  |
| Floor:            | 2  |
| Number of Floors: | 2  |
| Bedrooms:         | 1  |
| Bathrooms:        | 1  |
| Balcony area:     | 4 m <sup>2</sup>   |
| Price:            | 115,000.00 €   |
| Updated:          | Oct 04, 2024   |

### Condition

Built: 1980

### 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

### Parking

Number of parking spaces: 1

### Description

**Description:**

The real estate agency Kaiser Immobilien from Opatija highlights from its offer a unique opportunity to buy a very nice and practically arranged studio apartment in the ever-developing resort of Ičići. The apartment is located on the 2nd floor of a regularly maintained building with a new facade and roof (2023), excellent management and owner relations. The building is located in a quiet cul-de-sac only 700 meters from the sea coast with the Lungomare promenade and a number of smaller and larger beaches. There is also a grocery store, bakery and several restaurants, bars and cafes just as far away. It is 850 meters to the center of the resort of Ičići, with its popular beach and other amenities, including a kindergarten, school or post office. The apartment has a living area of 27.5 m<sup>2</sup> and consists of a central entrance hall (4.3 m<sup>2</sup>), a bathroom with a bathtub (3.8 m<sup>2</sup>), a kitchen with a dining room (4.6 m<sup>2</sup>), a living room with a sofa bed (10,5 m<sup>2</sup>) and a balcony/loggia (4.5 m<sup>2</sup>) with a wonderful view of the sea, greenery and the Učka mountain. The apartment has a southwest orientation and the balcony in particular is full of sun all day long. The loggia can be partially disassembled for the summer. The apartment owners have 1 parking space available in front of the building. The apartment is ready for immediate use, however, a smaller investment would make this diamond in the rough a truly wonderful place for beautiful moments on the Opatija Riviera. A very rare opportunity to become the owner of a small paradise by the sea at an extremely affordable price. Beach, shop, restaurant, cafe: 700 m Center of Ičići: 850 m Center of Lovran: 4 km/ 7 minutes Center of Opatija: 4.5 km/9 minutes Rijeka: 12 km/ 20 minutes Rijeka Airport - 40 km / 50 minutes Pula Airport - 80 km / 80 minutes Zagreb Airport - 180 km / 120 minutes Venice Airport - 200 km / 150 minutes The commission of the agency for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. Purchase price of the property: EUR 115.000,00 Intermediary fee (3.75%): EUR 4.312,50 Total investment: EUR 119.312,50 ID CODE: 101-226

**Additional contact info**

Reference Number: 647846  
Agency ref id: 101-226