

Opatija, Ičići – stan A5 u novogradnji s garažom, bazenom, liftom i pogledom na more, 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
 Silvija 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:	Opatija, Ičići – stan A5 u novogradnji s garažom, bazenom, liftom i pogledom na more
Property for:	Sale
Property area:	38 m ²
Floor:	1
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Garden area:	550 m ²
Price:	228,240.00 €
Updated:	Nov 21, 2024

Condition

Newbuild:	yes
Built:	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

Elevator:	yes
Energy efficiency:	In preparation



Parking

Garage: yes
Number of parking spaces: 1

Description

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Real estate agency Kaiser Immobilien from Opatija presents one of the last apartments in a very high-quality new building in Ičići. The apartment is located in a building with a total of 9 apartments, a garage in the basement from which the elevator takes us directly in front of the apartment, a shared Mediterranean garden with a swimming pool and seating area and a beautiful view of the sea. Unlike most of today's uniform new buildings, this one is characterized by a coastal style with a tiled roof, stucco-decorated walls and a general warm atmosphere. The apartment from today's offer is located on the 2nd floor and consists of an entrance hall, open space living room with kitchen and dining room (total 23.93 m²), bathroom (4.06 m²) and one bedroom (10.65 m²). The apartment has a south-west orientation, and thanks to that, the two French balconies are full of sun in the afternoon. In addition to the mountain Učka, the apartment has a beautiful view of the sea with the city of Lovran and the island of Cres in the background. In the garage in the basement of the building, the apartment has one parking space and a small storage room. High-quality materials were used in the construction. The building, which is characterized by a very pleasant and elegant style reminiscent of traditional local architecture, has a thermal insulation facade, the apartments are equipped with triple-glazed windows and fire-resistant entrance doors. The floor is vinyl in combination with tiles, and there is also a chimney. An extremely nice and precisely executed property in an increasingly attractive location, ideal for a quiet life and unforgettable vacation moments or as an investment opportunity. Beach, shop, restaurant, coffee bar: 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 intermediary fee for the buyer is 3% + VAT. The brokerage fee covers all services related to the purchase and is charged only in the case of real estate purchase, when concluding the first legal transaction. Purchase price of the property: EUR 228,240.00 Intermediary fee (3.75%): EUR 8,559.00 Total investment: EUR 236,799.00 ID CODE: 107-71

Additional contact info

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