

Opatija, Ičići – Trosoban stan s garažom 250 m od mora, 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:	Opatija, Ičići – Trosoban stan s garažom 250 m od mora
Property for:	Sale
Property area:	130 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	595,000.00 €
Updated:	Nov 19, 2024

### Condition

Built: 2008

### 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



### Heating

Central heating: yes

## Parking

Garage:	yes
Number of parking spaces:	2

## Description

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The real estate agency Kaiser Immobilien from Opatija offers a very pleasant and well-furnished apartment on the first floor of a building that is only a 250-meter walk from the main beach of the famous resort of Ičići. The closed complex, which is protected by a remote control gate, consists of two buildings with 8 apartments each and is located in a quiet part of the village, in a cul-de-sac with minimal traffic, yet in the immediate vicinity of all facilities such as shops, restaurants, cafes or marina. The property has a total area of 148.47 m<sup>2</sup>, of which 120.17 m<sup>2</sup> belongs to the apartment and 28.30 m<sup>2</sup> to the garage with storage on the ground floor. The value of 130.55 m<sup>2</sup> is the net area, taking into account the relevant coefficients for balconies, loggia and garage. The apartment itself consists of an entrance hall, an open-plan living room with a dining room and kitchen, a utility room with a washing machine and dryer, 3 bedrooms, one of which is currently used as a study, and two bathrooms (one of them is en-suite). The apartment also has 2 balconies that can be accessed from the two bedrooms and a large loggia that is used from the living room/dining room. The apartment is oriented southeast and thanks to the large windows and balcony doors, it is sunny and full of daylight for most of the day. No expense was spared in the furnishing and equipping of the apartment, quality wall and floor tiles were used, and exotic parquet floors in the living room and bedrooms. The walls are covered with wooden panels that also hide the central heating radiators, the entire apartment is decorated with artwork, and all the textiles and lighting were carefully selected. The custom-made kitchen, as well as the laundry room, are equipped with high-quality Miele appliances. The apartment has a intercom, an alarm system, security entrance doors and quality windows with triple glazing and electric shutters. Both balconies and the loggia offer a very nice view of the sea. The heating is central gas-fired, and each apartment has its own consumption meter. For cooling, a Toshiba inverter air conditioning unit is installed in each room. On the ground floor of the building, the apartment has the already mentioned large garage with storage, which is arranged as a space for hanging out (man cave) with its own kitchen / bar, refrigerator, sitting area, TV, and even a bathroom including toilet and shower. Very high-quality and comfortable property without compromise in a premium attractive location, ideal for everyday life or for perfect vacation moments. The center of the village with all facilities - 200 m Coast, beach - 250 m Center of Opatija - 3.5 km / 6 minutes Center of Lovran - 2.5 km / 5 minutes Rijeka: 15 km / 20 minutes Rijeka Airport - 40 km / 40 minutes Pula Airport - 95 km / 75 minutes Ljubljana: 120 km / 2 hours Vienna, Munich, Budapest: 500 km 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 595,000.00

Intermediary fee (3.75%): EUR 22,312.50 Total investment: EUR 617,312.50 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: [jirka@kaiser-immobilien.hr](mailto:jirka@kaiser-immobilien.hr) Property code: 101-246 Thank You for Your interest! ID CODE: 101-246

### Additional contact info

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