

Apartment

Ika, Opatija, Kvarner



Ref	RE-U-32866
Type	Apartment
Region	Kvarner › Opatija
Location	Ika, Opatija
Front line	No
Sea view	Yes
Distance to sea	750 m
Floorspace	89 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 315 000

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Ground Floor Apartment with Pool and Sea View! A Rare Opportunity!
Mere 750 meters from the sea in Ika, Opatija!

This apartment is situated on the ground floor of a house and offers a spacious living area of 89 m². The layout includes a living room, two bathrooms, three bedrooms, a kitchen, a hallway, and a loggia. The property also boasts a beautiful plot of approximately 450 m² with a swimming pool and a stunning view of the sea.

Heating is provided by pellets, with additional heating and cooling via air conditioning.

There are three parking spaces available. The property is clean and well-maintained, with clear ownership (1/1).

This is an incredible opportunity to own such an apartment in this prime location at the stated price! Even from the ground floor, the sea view is breathtaking. The property is located just 750 meters from the sea as the crow flies, making it a unique find with tremendous potential.

Whether you're looking for a family home or a tourism investment, this property is ideal.

Opatija: Opatija is a picturesque coastal town on the Adriatic Sea, renowned as a tourist destination worldwide. Nestled at the foot of the Učka mountain and surrounded by beautiful nature, Opatija offers real estate with priceless views of the sea and the nearby islands of Krk and Cres. The town is surrounded by charming small villages, filled with historic houses along narrow streets. Opatija's streets are lined with properties featuring unique architecture, including villas from the Habsburg era. A wide selection of beaches, crystal-clear waters, and various tourist amenities make Opatija a perfect destination, recognized by neighboring countries as an excellent investment opportunity. Real estate prices in the area are on the rise, with rental occupancy rates remaining high, resulting in a return on investment ranging from 5% to 10%, attracting foreign investors.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
3539 €

Average price/m² of this type
in this region:
4936 €

Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4488 €

Median price/m² of this type
in Croatia:
4163 €

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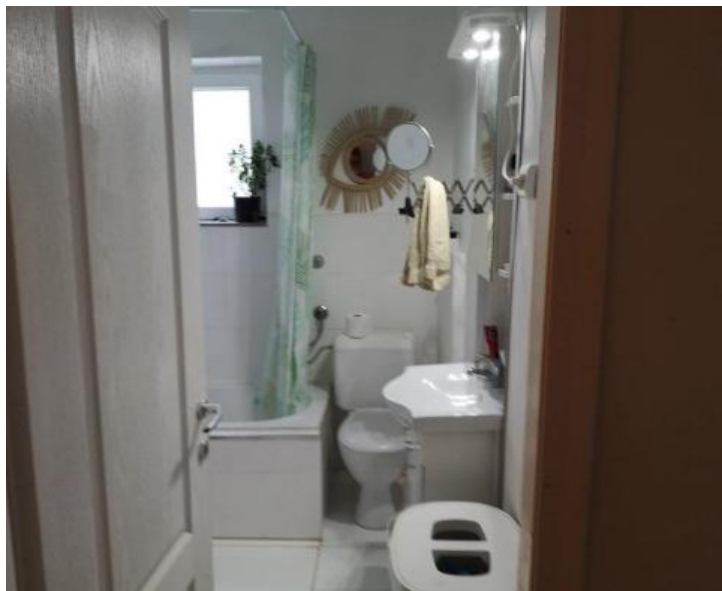
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