

# Apartment

Ika, Opatija, Kvarner



<b>Ref</b>	RE-U-34188
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Ika, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	700 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

Price upon request

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We are excited to offer this fantastic new development in Ika, Opatija riviera, mere 700 meters from the sea! It is featuring 3 exclusive apartments with a swimming pool, situated in a high-quality and peaceful street just above Ika beach.

The featured apartment is a spacious 100 m<sup>2</sup> unit, comprising a hallway, two bedrooms, two bathrooms, and a large open-plan living room with a kitchen and dining area, all offering a direct view of the sea. The living room opens onto a private covered terrace, perfect for enjoying the stunning Kvarner Bay views.

This private building houses only 3 apartments, with each occupying an entire floor. The landscaped yard will be filled with beautiful plants, and the apartment comes with two parking spaces. Residents will also have access to a shared sunbathing area, which includes a heated swimming pool.

The building is located in a private, traffic-free street, surrounded by quality neighbors and lush forest. It's just a 2-minute drive to Ika beach or Lovran, and a 15-minute walk downhill to the sea, with an air distance of 700 meters to the shore.

The apartment is equipped with underfloor heating and vinyl flooring. The bathroom features premium ceramic tiles (15x60), with high-end brands like Villeroy, Boch, and Hansgrohe used throughout.

The building is nearly ready for occupancy and available for viewings. Contact the agent today—consultations available in German.

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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Average price/m<sup>2</sup> of this type  
in this region:  
4957 €

Median price/m<sup>2</sup> of this type  
in this region:  
4900 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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