

Apartment

Ika, Kvarner



Ref	RE-U-37330
Type	Apartment
Region	Kvarner › Opatija
Location	Ika
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	135 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 750 000

Duplex in Ika, Just 450m from the Sea!

We present a luxurious duplex apartment for sale in a newly built residence, located in the charming coastal village of Ika. This modern two-story apartment spans 135 m² and boasts two spacious covered terraces of 15 m² each, offering breathtaking sea views.

The first level features a large hallway, an open-concept living room seamlessly connected to the kitchen and dining area, as well as a guest WC. Two large sliding glass doors fill the space with natural light and lead to a terrace with a stunning panoramic view of Kvarner Bay. A staircase leads to the second level, where there are two fully furnished bedrooms with king-size beds, two bathrooms, and another covered terrace with a sea view.

The apartment is furnished with designer pieces in neutral tones of beige, wood, and blue, while the bathrooms are finished with high-quality Italian tiles in beige shades. It has an A+ energy rating and underfloor heating, ensuring comfort year-round. The building consists of only four apartments, and this unit comes with three private parking spaces.

Additionally, the apartment has access to a rooftop terrace, accessible only via retractable stairs from the ceiling. The rooftop terrace is tiled with ceramic flooring, fully insulated, and enclosed. It is also pre-equipped with water, electricity, and drainage connections.

Nestled in a quiet side street above Ika Beach and surrounded by greenery, the property is just 450 meters from the sea (a two-minute drive). Opatija is only five minutes away by car, while Lovran is just three minutes away.

For property viewings, contact our agent with confidence – consultations in German are also available.

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.

Apartment

Ika, Kvarner



Price per m²:
5556 €

Average price/m² of this type
in this region:
4937 €

Median price/m² of this type
in this region:
4907 €

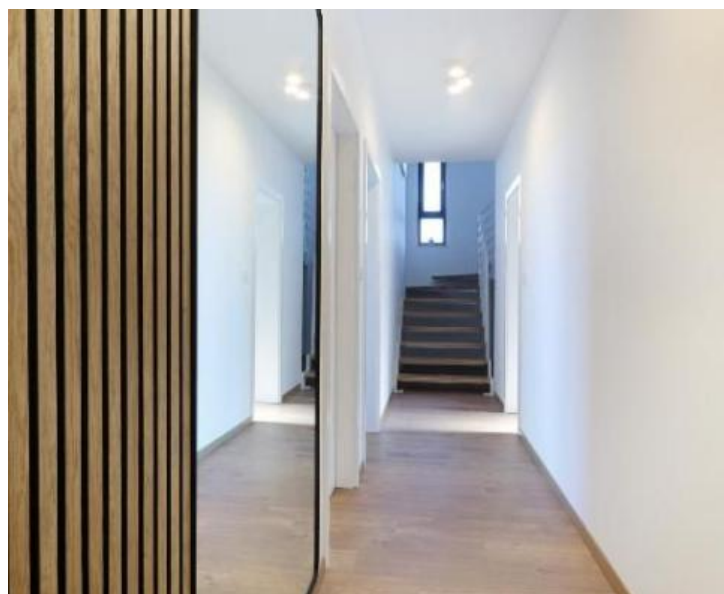
Average price/m² of this type
in Croatia:
4486 €

Median price/m² of this type
in Croatia:
4167 €

Apartment Ika, Kvarner



Apartment Ika, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment

Ika, Kvarner



Apartment

Ika, Kvarner

