

Apartment

Ika, Kvarner



Ref	RE-U-38094
Type	Apartment
Region	Kvarner › Opatija
Location	Ika
Front line	No
Sea view	No
Distance to sea	50 m
Floorspace	80 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 280 000

IKA - Two-Bedroom Apartment Just 50 Meters from the Sea and Beaches - Prime Location

Nestled in the heart of Ika, only **50 meters from the sea**, this charming **two-story apartment** in a picturesque villa offers the perfect blend of comfort and functionality. With a **total living area of 80 m²**, this property is ideal for family living or as a lucrative investment for tourist rentals.

Apartment Features:

- **Total area:** 80 m² (expanded from the original 62 m² after a 2017 renovation)
- **Layout:**
 - Lower level: Entrance hall, spacious bedroom, bathroom, storage room, kitchen, and living room
 - Upper level: Additional bedroom and a separate toilet
 - **Bonus:** Attic converted into a children's room during renovation
- **Orientation:** South-facing, ensuring abundant natural light throughout the day

Modern Amenities:

- **Windows:** Upgraded PVC carpentry
- **Heating:** Pellet stove
- **Cooling:** Air conditioning
- **Outdoor Space:** Private use of a **40 m² garden**, perfect for relaxation

Prime Location & Accessibility:

- **Only 50 meters from stunning beaches**
- **Parking available nearby** – a rare convenience in the city center
- **7-minute drive to Opatija**, the renowned cradle of tourism

This **fully furnished apartment** is move-in ready, offering an exceptional opportunity for comfortable living or a high-return rental investment.

Schedule a viewing today! German-language consultations 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.

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Price per m²:
3500 €

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:
4485 €

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

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