

# Apartment

## Ika, Kvarner



<b>Ref</b>	RE-U-37410
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Ika
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	86 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 390 000

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### **Discounted! Old price was 445 000 eur!**

Two-level apartment with a panoramic view of the sea in a fantastically quiet location in Ika!  
We present a two-story apartment in a quiet location in the immediate vicinity of the sea and Opatija.

It is a two-storey space measuring 86m<sup>2</sup> with a wonderful view of the sea.

The apartment has the following layout:

First floor: hallway, bedroom, bathroom, living room with kitchen and dining room, and balcony. Every space is well lit, and the living room offers a panoramic view of the sea from the south and east sides.

Second floor: Two bedrooms, storage room, en suite bathroom with shower.

The apartment is for sale fully furnished, equipped with really high-quality furniture that has hardly been used. The space seems impeccably new, which has actually been used as a summer tourist rental for the last two years.

The building generally has styrofoam insulation, fantastic for winter and warm summers.

The apartment is located in a building with a total of 6 apartments in a cul-de-sac surrounded by greenery and panoramic views of the sea. The building is of recent construction and offers each tenant two parking spaces.

Location: drive to the sea takes two minutes, downhill 12 minutes. The air line to the sea is 650 meters. The drive to the center of Lovran takes 3-4 minutes. The property is 10 minutes away from Opatija by car. A great opportunity for people looking for a larger apartment near the sea.

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 m<sup>2</sup>:  
4535 €

Average price/m<sup>2</sup> of this type  
in this region:  
4943 €

Median price/m<sup>2</sup> of this type  
in this region:  
4907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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