

House

Ika, Opatija, Kvarner



Ref	RE-U-29459
Type	House
Region	Kvarner › Opatija
Location	Ika, Opatija
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	196 sqm
Plot size	604 sqm

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No. of bedrooms	6
No. of bathrooms	2
Price	€ 449 000

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Semi-detached house with a garden and a beautiful view of the sea in Lovran, Ika!

We offer for sale a semi-detached house with a total living area of 196m² spread over three floors.

The ground floor features an entrance hall, a bathroom, a kitchen with a dining area, and a spacious living room with access to the terrace.

The first floor comprises three bedrooms with terraces and a bathroom, while the top floor boasts a walk-in wardrobe, two rooms with terraces offering panoramic views of the sea and the surrounding area.

The house is fully air-conditioned and equipped with marble panel heaters, each with its own thermostat. The well-maintained garden includes parking spaces for multiple cars, a gazebo for relaxation and barbecuing, and two separate buildings, each measuring 35 m² and equipped with a kitchen and laundry room. These can easily be converted into studio apartments with minimal investment.

Terrain is 604 sq.m.

Built in the 1980s, the house requires some renovation, which, with a modest investment, can transform it into a true gem. Located in a tranquil and desirable area, this property offers significant potential for both residential living and tourism investment. All documentation is in order, and the property has a clean title, available for immediate purchase.

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:
2291 €

Average price/m² of this type
in this region:
2681 €

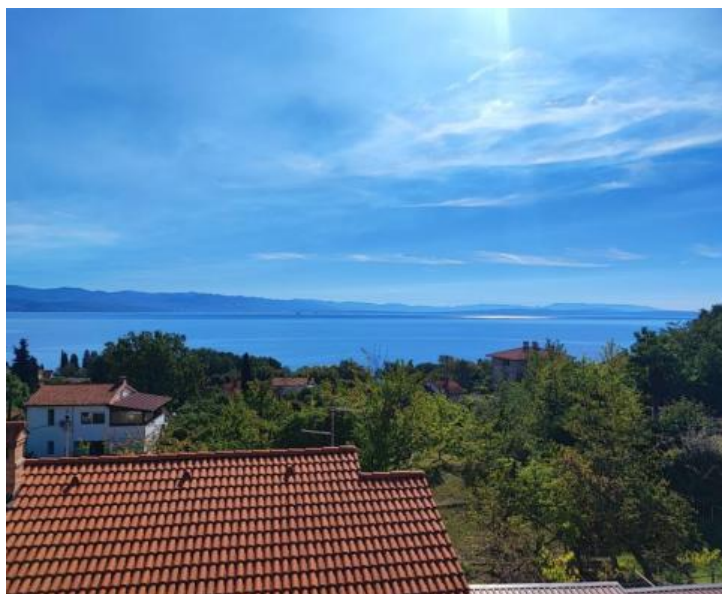
Median price/m² of this type
in this region:
2321 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2591 €

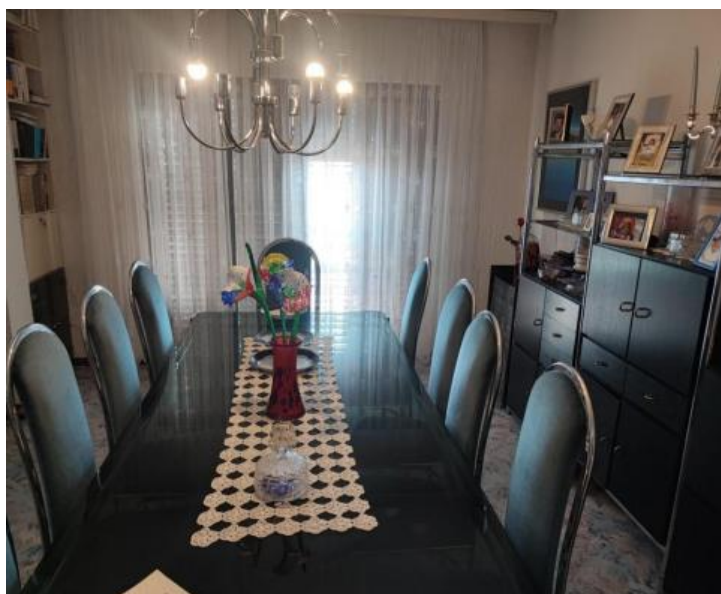
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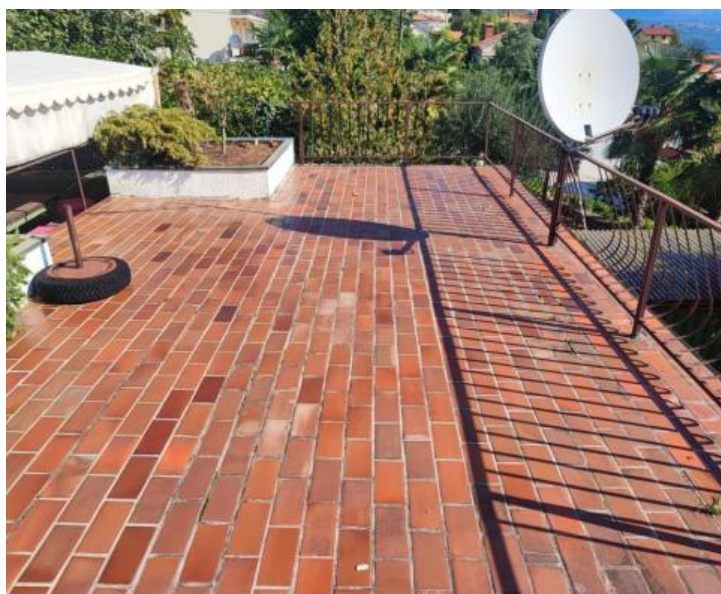
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