

# Apartment

## Ika, Opatija, Kvarner



<b>Ref</b>	RE-U-34116
<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>Floorspace</b>	99 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 550 000

### **Last Apartment in a New Building: 99m<sup>2</sup> + 60m<sup>2</sup> Roof Terrace with Panoramic Sea View in Ika, Opatija!**

We are pleased to offer the last available apartment in an exclusive new building. This stunning two-story penthouse features 99 m<sup>2</sup> of living space, plus a private 60 m<sup>2</sup> roof terrace.

The apartment layout is as follows:

- **1st Floor:** Entrance, hallway, staircase, two bedrooms, each with its own bathroom, and a 10 m<sup>2</sup> terrace with a panoramic sea view.
- **2nd Floor:** Staircase, guest toilet, open-plan living room with kitchen and dining area (40 m<sup>2</sup>), and an additional 10 m<sup>2</sup> terrace with a sea view.

Mobile stairs lead up to the private 60 m<sup>2</sup> roof terrace, which is equipped with a glass railing and is insulated and paved with beautiful honey-colored tiles. The terrace also has electrical connections.

The building consists of just 4 apartments, each with 2 private parking spaces. It is situated on a quiet side street above Ika beach, surrounded by lush greenery. Every window and terrace offers breathtaking panoramic views of the sea. The location is ideal: just 300 meters in a straight line from the sea, a 2-minute drive, or an 8-minute walk downhill to the beach.

#### **Important Features:**

- Panasonic heat pump
- Grohe showers, Geberit sanitary ware, and wall-mounted showers in the bathrooms
- Gealan S9000 lift-and-slide windows
- Double sound insulation between neighboring apartments
- Rocko vinyl flooring
- Italian ceramic tiles in the bathroom
- Honey-colored roof tiles with concealed ducts
- Burglar-proof and fire-resistant entrance door
- Electric vehicle charging station with pre-purchased electricity, ready for use

This beautiful apartment is sold fully furnished and equipped with designer furniture, allowing the buyer to move in and start enjoying their new home immediately.

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, Opatija, Kvarner



## Property advantages:

Roof terrace

# Apartment

## Ika, Opatija, Kvarner



Price per m<sup>2</sup>:  
5.556 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.122 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.865 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

# Apartment

Ika, Opatija, Kvarner



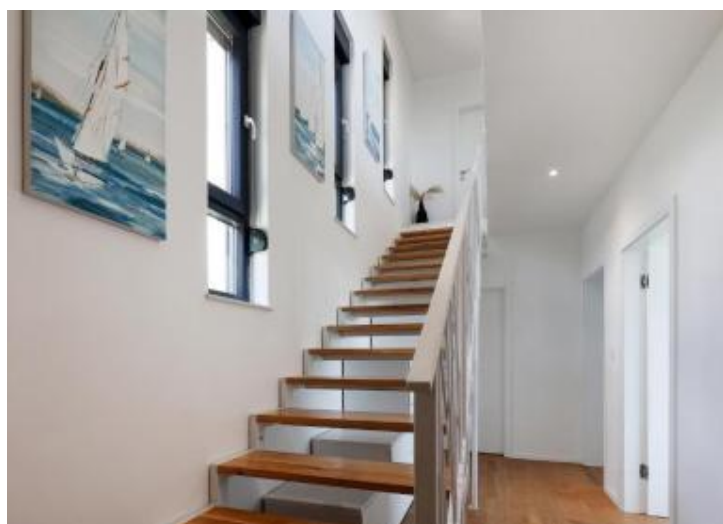
# Apartment

Ika, Opatija, Kvarner



# Apartment

Ika, Opatija, Kvarner



# Apartment

Ika, Opatija, Kvarner

