

Apartment

Oprić, Kvarner



Ref	RE-U-39808
Type	Apartment
Region	Kvarner › Opatija
Location	Oprić
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	176 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 626 000

For sale is an exclusive penthouse in a newly constructed building, located in a prime area of Ika, just 500 meters from the sea.

This unique property is situated on the top floor and features a private entrance via its own external staircase. Designed for year-round comfort, the penthouse offers luxury, functionality, and complete privacy—an exceptional combination rarely found on the market.

The penthouse comprises a spacious living room with kitchen and dining area totaling 40.36 m², three bedrooms, two bathrooms, two hallways, a storage room, and a covered balcony of 35.16 m². Additionally, the property boasts an expansive rooftop terrace of 135.62 m², envisioned as an open-air extension of the living space.

The remarkable rooftop terrace is planned to include a 30 m² pergola, a summer kitchen area with all necessary installations, and space for a jacuzzi or pool. This transforms the terrace into a private oasis, perfect for relaxing, entertaining, and enjoying panoramic sea views.

The apartment is equipped with underfloor heating, a heat pump, and multisplit air conditioning systems, ensuring complete comfort throughout the year. The well-thought-out layout provides ample space for up to six people to enjoy a comfortable stay.

The property comes with two private parking spaces.

The total calculated area is 176.48 m², taking into account the coefficients for the balcony, rooftop terrace, and parking spaces.

This combination of size, amenities, location, and quality is a rare opportunity on the Opatija Riviera real estate market. The sea is just 500 meters away, while the ACI Marina Ičići is only a few minutes' drive. The center of Opatija can be reached in about 10 minutes by car.

Interior living space: 107.48 m²

Covered balcony: 35.16 m² (calculated at 50% = 17.58 m²)

Rooftop terrace: 135.62 m² (calculated at 25% = 33.91 m²)

Private staircase: 12.51 m²

Two private parking spaces: approx. 25.00 m² (calculated at 20% = 5.00 m²)

Total calculated area: 176.48 m²

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:
3557 €

Average price/m² of this type
in this region:
5002 €

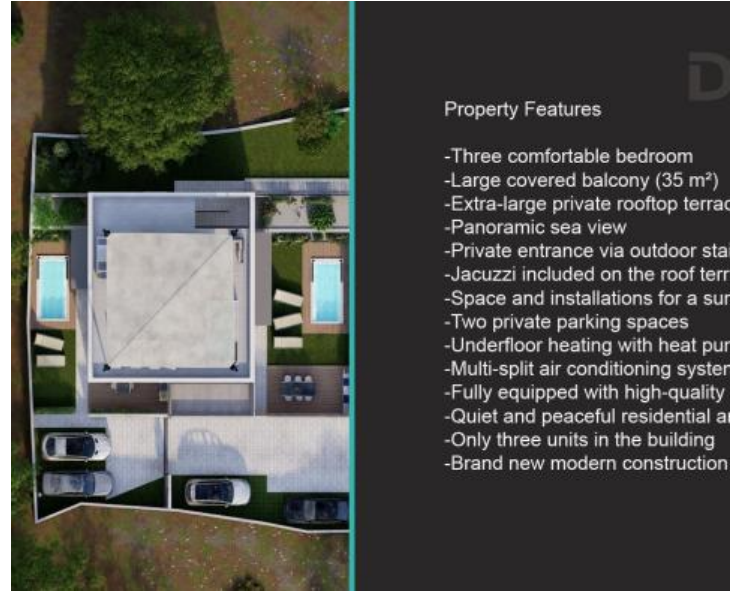
Median price/m² of this type
in this region:
4923 €

Average price/m² of this type
in Croatia:
4483 €

Median price/m² of this type
in Croatia:
4130 €

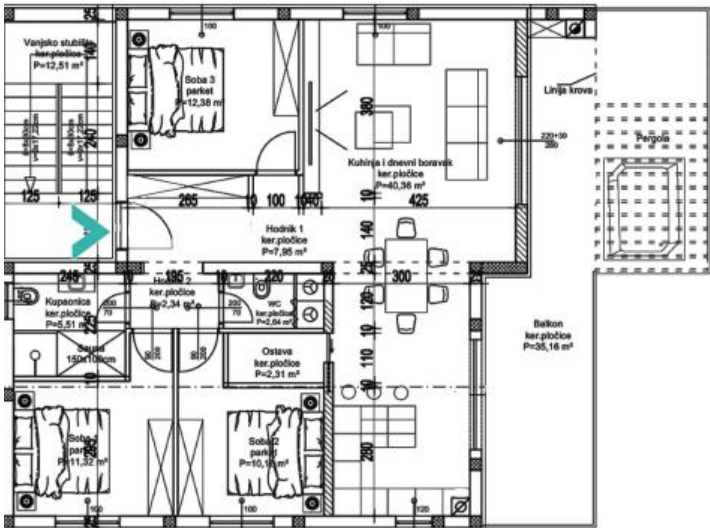
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PENTHOUSE APARTMENT			
Description	m ²	Coefficient	Calculated m ²
Living area	107.48	1.00	107.48
Terraced balcony	35.16	0.50	17.58
Terrace	135.62	0.25	33.91
Staircase	12.51	1.00	12.51
Private parking spaces (approx. 12.5 m ²)	25.00	0.20	5.00
Total (with coefficients)			176.48 m ²