

# Apartment

## Ika, Kvarner



<b>Ref</b>	RE-U-42591
<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>	350 m
<b>Floorspace</b>	131 sqm
<b>Plot size</b>	92 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 500 000

Opatija Ika Two-Story Apartment for Sale: 132 sq.m. Luxury New Build with Sea Views, Modern Comfort and Private Terrace, Just 350 Meters from the Sea!

In a peaceful, greenery-shrouded area above Ika, only a short stroll to the shore, construction is underway on a sleek residential building featuring just three exclusive units. Thoughtfully designed for ultimate privacy, open sea vistas, and layouts that suit today's lifestyle, this development promises refined coastal living in the heart of the Opatija Riviera.

Available now is a generous two-story apartment spanning the ground floor and first floor, complete with outdoor spaces and two private parking spots for added convenience.

**Layout Highlights:** Ground Floor: Expansive partially covered terrace, open living room flowing into the kitchen and dining area, hallway, toilet, and pantry for seamless daily flow. First Floor: Three well-appointed bedrooms, two bathrooms, hallway, and a covered balcony (13.51 sq.m.) offering direct sea views. An optional private sauna space on the upper level elevates relaxation to new heights.

Generous terraces on both levels extend your living area outdoors, with the exciting potential for a summer kitchen and above-ground pool—installations are already prepped, creating your ideal private oasis for unwinding or hosting friends under the Adriatic sun.

**Technical Specs and Customization Options:** Underfloor heating throughout (except bedrooms, where warm parquet flooring is planned). Heat pump and fan-coil system for efficient heating and cooling. Multisplit air conditioning in every room for year-round comfort. Early buyers can select finishing materials like ceramics, parquet, and sanitary ware within a set budget, with upgrades available for premium choices.

Completion is slated for June 2026, giving you time to tailor it perfectly.

**Extra Perks:** Two private parking spaces included right in front of the building. Superb connectivity: ACI Ičići marina and beaches are minutes away by car, with Opatija's center just a 10-minute drive. Top-tier modern new build in a serene setting with panoramic sea views—a true market rarity.

This Opatija property for sale masterfully blends family home for full-time living, vacation villa vibes, or smart tourist rental investment in one of the Riviera's hottest spots.

**Key Features of This Ika Luxury Apartment:**

- 132 sq.m. two-story design with three bedrooms, two bathrooms, open living-kitchen-dining, terraces, balcony, pantry, and sauna option.
- Prepped for summer kitchen and pool on terraces, plus underfloor heating, heat pump AC, and multisplit units for modern efficiency.

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- Customizable finishes in early construction phase, with completion in June 2026.
- Two included parking spots, 350m to the sea, near marinas, beaches, and Opatija center.

Step into elevated Riviera living—contact us today to secure this exclusive Opatija Ika apartment and craft your seafront sanctuary.

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.

### **Property advantages:**

Storage  
Sauna  
Floor heating  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
3.817 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.958 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.720 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

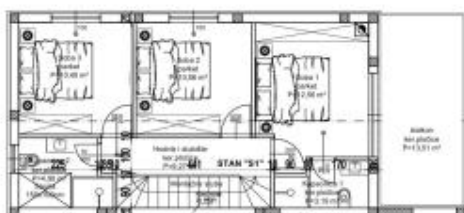
Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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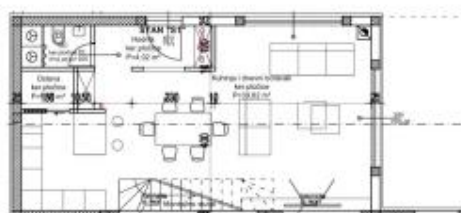


Space Description	Actual Area (m <sup>2</sup> )	Coefficient	Calculated Area (m <sup>2</sup> )
Apartment (max living area)	99.77	1.00	99.77
Covered balcony	13.51	0.50	6.76
Covered terrace	13.51	0.50	6.76
Uncovered terrace (paved)	54.92	0.25	14.23
2 Outdoor parking spaces (total)	25.00	0.20	5.00
<b>Total Calculated Net Area</b>			<b>131.52 m<sup>2</sup></b>

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TLOCRT 1. KATA



TLOCRT PRIZEMLJA