



# LIVING UNDER THE SUN OF CROATIA

STUNNING SEA VIEW APARTMENTS IN OPATIJA/IČIĆI





West View

## EXCEPTIONAL LOCATION

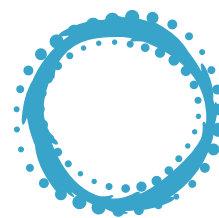
Nestled in Ičići, four luxurious apartments and a penthouse are being developed, each offering unobstructed views of the Adriatic Sea. The property spans over 800 sqm and is situated in a tranquil hillside location above Kvarner Bay.

Indulge in pure relaxation with an outdoor pool or jacuzzi, both of which overlook the bay.

The terraces and balconies provide an expansive and inviting ambiance, perfect for sunbathing, unwinding, and social gatherings amidst the serene greenery.



View from the apartment



IČIČI  
SEA VIEW APARTMENTS



# PARADISE ON THE RIVIERA

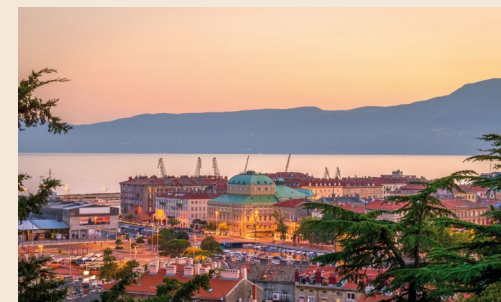
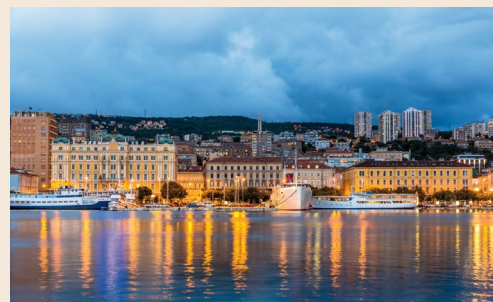
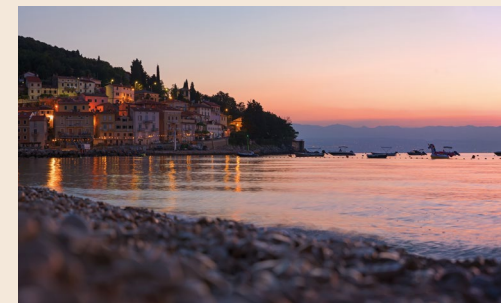
Ičići is a charming fishing village located in the Kvarner Bay along the Croatian Riviera, also recognized as a health resort.

The summers are pleasantly warm, while the winters are mild and free of frost. The nearby Učka Mountain range offers excellent hiking opportunities, and the 12 km long Lungomare promenade from Abbazia is perfect for leisurely walks and strolls. The area features small, secluded beaches as well as a larger, more vibrant beach lined with cafés and bars, offering numerous sports and water activities. Adjacent to this is the renowned marina, providing charter boats and berths.

Ičići has a grocery store catering to daily needs, ensuring that all essentials are within reach. For more extensive shopping or a broader selection of stores, Opatija is just three kilometers away.

The cultural summer season in Opatija, Lovran, Kastav, and Rijeka features concerts and open-air events, while opera, museums, and exhibitions are accessible year-round. The nearby islands of Lošinj and Cres in the Kvarner Bay can be explored by ferry, and the island of Krk is accessible by car via the expressway.

The Učka Tunnel allows for easy access to Istria and the surrounding national parks within less than an hour.





## LUXURIOUS LIVING

This luxurious apartment building harmonizes high-quality design with durable materials, seamlessly blending with its natural surroundings. The modern facade design and contemporary floor plans underscore the property's distinctive appearance.

The architectural style of the building allows for spacious interiors, enabling open-plan layouts that connect the kitchen, dining, and living areas. The south-facing terraces and large windows offer spectacular sea views. The innovative heating and cooling system, utilizing activated floor, wall, and ceiling surfaces, ensures a healthy indoor climate free of drafts. The staggered building design guarantees maximum privacy on each floor. The floors are connected by a grand staircase and a panoramic elevator, offering breathtaking views of Kvarner Bay at all times.

Each apartment comes with a designated parking space in the underground garage, with additional parking available outside.

A private storage room in the garage area is included with each apartment, providing ample space for bicycles, SUPs, etc. Charging stations for e-bikes and electric cars are also provided.



## APARTMENT HIGHLIGHTS

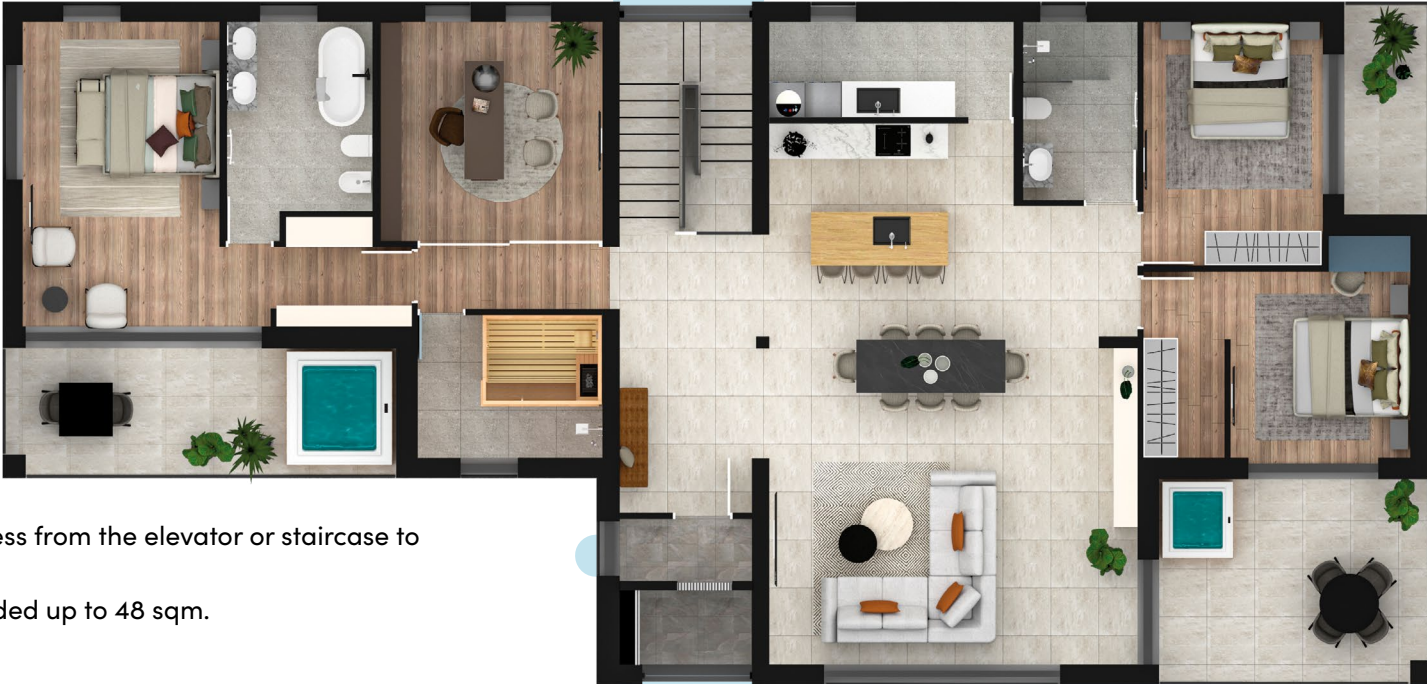
- Spacious open living areas, ranging from 40 sqm to 55 sqm depending on the apartment
- Security system with intercom and video surveillance
- Modern heating and cooling system without convection or visible built-in units
- Underground garage parking space
- Private storage room in the underground garage, ranging from 4 sqm to 7 sqm



# PENTHOUSE

**Living Area:** 165 sqm  
**Balconies:** 34 sqm

**Bedrooms:** 3 + 1  
**Study:** 1  
**Bathrooms:** 2  
**Sauna/Spa:** 1



- Exclusive access: Direct access from the elevator or staircase to the penthouse.
- Balcony areas can be extended up to 48 sqm.



# GROUND FLOOR APARTMENT 1

# GROUND FLOOR APARTMENT 2

**Living Area:** 68 sqm  
**Terrace:** 69 sqm  
  
**Bedrooms:** 2 + 1  
**Bathroom:** 1  
**Outdoor Pool:** 18 sqm

- Optional Jacuzzi
- Large wrap-around terrace
- Bedroom with terrace access
- Outdoor kitchen connections available



Sample furnishing and layout.



**Living Area:** 112 sqm  
**Terrace:** 98 sqm

**Bedrooms:** 3 + 1  
**Bathrooms:** 2  
**Outdoor Pool:** 18 sqm

- Expansive terrace
- Master bedroom with integrated dressing area
- Outdoor kitchen connections available



# UPPER FLOOR APARTMENT 1

Living Area: 56 sqm

Balcony: 14 sqm

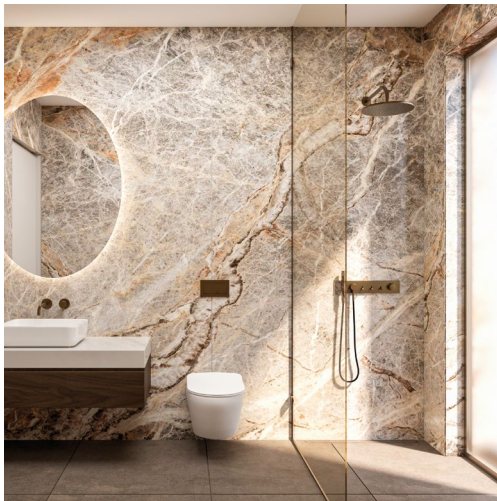
Bedrooms: 1 + 1

Bathroom: 1

- Balcony with optional Jacuzzi



Sample furnishing and layout.



# UPPER FLOOR APARTMENT 2

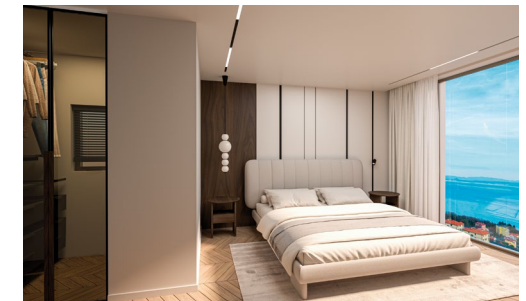
Living Area: 93 sqm

Balcony: 20 sqm

Bedrooms: 3 + 1

Bathroom: 2

- Balcony with optional Jacuzzi
- Second balcony
- Master bedroom with en-suite bathroom and integrated dressing area



# CONTACT



Wake up each morning to this breathtaking sea view. Secure one of these rare gems on the Croatian Adriatic Sea.

Contact us for more information or to schedule a viewing. We look forward to hearing from you.

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