









Code :	NAH2463
Location :	Icici
Building size :	200 m2
Lot size :	380 m2
Distance from sea :	3000 m
Number of rooms :	4
Year of built :	2026
Heating :	heat pump
Energy efficiency :	processing

Price :	490.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

New build – Semi-detached house with a beautiful sea view

In one of the most desirable and peaceful locations above Ičići, on the sunny slopes of Mount Učka, we offer this exclusive newly built duplex property of the highest construction quality and modern architectural design. This property represents a perfect combination of luxury, privacy, and a spectacular view of the Kvarner Bay.

Each residential unit extends over three fully developed floors plus an attic, with a total living area of approximately 170 m² of living space (plus approx. 30 m² of attic space).

The basement level is designed as a comfortable and highly functional area and includes:

technical room

laundry room

bathroom with shower and WC

a spacious multipurpose hobby/fitness room

The ground floor forms an elegant open-plan living area and features:

a representative entrance hall

guest WC

modern kitchen with dining area

light-filled living room with access to the balcony

an additional bedroom with its own bathroom – ideal as a guest room or

home office

On the upper floor, there are two luxurious bedrooms, each with:

a private walk-in wardrobe

an en-suite bathroom

a balcony offering an impressive, unobstructed sea view

The investor delivers the property in a high-quality advanced shell construction stage, allowing the future owner to choose floor coverings and bathroom sanitary fittings entirely according to personal taste and style.

The property is equipped with:

underfloor heating powered by a heat pump on all levels, including the basement

high-quality windows

state-of-the-art systems ensuring high energy efficiency and maximum living comfort

This property is ideal as:
✔ a luxurious family residence
✔ an investment for premium tourist rentals
✔ a combination of private use and rental (living in one half while renting out the other)

The highest construction quality, a prestigious location, absolute tranquillity, and an incomparable sea view make this property a rare opportunity on the market.

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