





Code :	NAG2464
Location :	Icici
Building size :	407 m2
Lot size :	905 m2
Distance from sea :	3000 m
Number of rooms :	9
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	385.000 €

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

Plot of land with a started construction in a very quiet location with a beautiful view

We are pleased to present an exceptionally attractive building plot located above Ičići, on the sunny slopes of Mount Učka. This property offers the ideal blend of privacy, nature, and breathtaking panoramic views of the sea, nearby islands, and charming hillside villages.

Construction has already begun — the foundation slab is completed, and the official start of construction has been registered. This gives the future owner a valuable head start and significantly speeds up the investment process.

According to the current project, the planned building offers a total actual area of approx. 431 m², distributed across four levels:

Basement with storage and utility rooms

Spacious ground floor (120 m²) featuring a three-bedroom apartment with a large living area

First floor (125 m²) with an identical, well-designed residential unit

Attic floor (92 m²) comprising three bedrooms, an additional multipurpose room, one bathroom and three smaller terraces with beautiful views

The layout provides outstanding potential — whether as a multi-unit property for tourist rentals or as a luxurious private villa. The project can be modified to suit the buyer’s preferences.

The location is peaceful, sunny, and highly desirable, with an asphalted access road and only about 3 km from the sea and the center of Ičići and the Opatija Riviera.

This plot represents a rare opportunity for investors and anyone seeking a serene, elevated setting with stunning sea views and a construction project

already underway.

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