





INTRODUCING  
M  
RESIDENCES



***Boutique living by the sea***

Experience refined Mediterranean living just steps from the sea and marina, in the peaceful town of Ičići — minutes from Opatija, in the heart of the EU.

EXQUISITE IČIĆI  
**M RESIDENCE**  
8 WITHOUT COMPETITION

## LOCATION

### *Elegantly Connected*

Located at the entrance to Ičići, M Residence is just 500 m from the ACI Marina and the scenic Lungomare promenade. The residence offers the best of both worlds — tranquility and privacy, with quick access to Opatija (5 km), Rijeka (15 km), and international airports:

- Rijeka (40 min)
- Pula (1h15)
- Trieste (1h30)
- Ljubljana & Zagreb (2h)

Frequent flights connect the region with London, Milan, Vienna, Berlin, and more.





# M



### **Natural Escape**

Mount Učka Nature Park offers forest trails, cycling routes, and sweeping sea views — just minutes above your residence.



### **Seaside Charm**

Ičići is a quiet coastal town where Mount Učka meets the Adriatic. Its beaches, mild climate, and the 12 km seaside Lungomare make it ideal for outdoor living.



### **By the Marina**

500 meters away is ACI Marina Opatija — a Blue Flag marina and a hub for sailors exploring the Kvarner Gulf and islands.

# M

### **Architectural Elegance**

Inspired by early 20th-century villas like Villa Münz, M Residence brings modern lines and timeless coastal style.



### **Surrounded by Quality**

Just steps from Michelin-recommended restaurants and top-tier hotels such as Riva's Marriott and Sealeven Hyatt.



EXQUISITE İÇİCİ  
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## THE PROJECT **M** RESIDENCES

### ***Contemporary elegance across two boutique buildings***

M Residence is an exclusive development consisting of two low-rise buildings, each thoughtfully designed to offer both comfort and privacy. The project includes a total of 8 residential units, combining smart layouts with high-end materials and timeless architecture.

Each building features:

- Ground floor: one-bedroom apartment and a spacious three-bedroom apartment — ideal for relaxed coastal living or seasonal getaways
- First to third floor: two expansive triplex residences per building, each spread across three levels and crowned with a private rooftop terrace complete with an outdoor kitchen — offering breathtaking views and true Mediterranean indoor-outdoor living

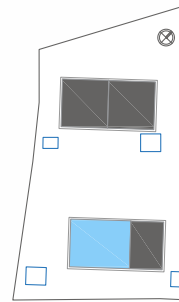
With carefully curated finishes, functional design, and an emphasis on quality craftsmanship, M Residence redefines boutique luxury in one of Croatia's most desirable coastal settings.



8  
EXCELLENT  
RESIDENCES

# SPACIOUS THREE-BEDROOM APARTMENTS A A1

TOTAL USED AREA 106 M<sup>2</sup> + 12 M<sup>2</sup> TERRACE/GARDEN  
 POOL & SEAVIEW ORIENTED  
 GROUND FLOOR



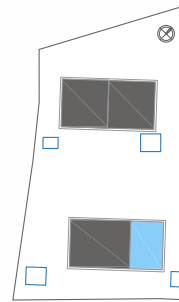
SIDE WITH  
SEA VIEW



01 LIVING/DINING ROOM & KITCHEN.....	43.00 m <sup>2</sup>
02 BEDROOM 1.....	17.00 m <sup>2</sup>
03 BEDROOM 2.....	12.00 m <sup>2</sup>
04 BEDROOM 3.....	12.00 m <sup>2</sup>
05 HALLWAY.....	2.00 m <sup>2</sup>
06 HALLWAY.....	4.00 m <sup>2</sup>
07 TOILET.....	5.00 m <sup>2</sup>
08 TOILET.....	3.00 m <sup>2</sup>
09 WC.....	2.00 m <sup>2</sup>
10 UTILITY ROOM.....	6.00 m <sup>2</sup>
11 TERRACE / GARDEN.....	12.00 m <sup>2</sup>

## COZY TWO-BEDROOM APARTMENTS A S1

TOTAL USED AREA 58 M<sup>2</sup> + 8 M<sup>2</sup> TERRACE/GARDEN  
 POOL & SEAVIEW ORIENTED  
 GROUND FLOOR



  
 SIDE WITH  
 SEA VIEW



01 LIVING/DINING ROOM & KITCHEN.....	29.00 m <sup>2</sup>
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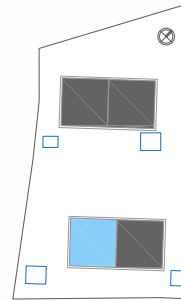


## MODERN TRIPLEX A S2

TOTAL USED AREA 172 M<sup>2</sup> + 45 M<sup>2</sup> ROOF TERRACE

SEAVIEW ORIENTED

1<sup>ST</sup> FLOOR – 81 M<sup>2</sup>



SIDE WITH  
SEA VIEW



01 LIVING/DINING ROOM & KITCHEN.....	56.00 m <sup>2</sup>
02 HALLWAY.....	6.00 m <sup>2</sup>
03 WC.....	3.00 m <sup>2</sup>
04 UTILITY ROOM.....	7.00 m <sup>2</sup>
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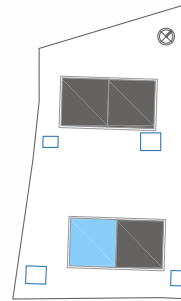


## MODERN TRIPLEX A S2

TOTAL USED AREA 172 M<sup>2</sup> + 45 M<sup>2</sup> ROOF TERRACE

SEAVIEW ORIENTED

2<sup>ST</sup> FLOOR – 78 M<sup>2</sup>



SIDE WITH  
SEA VIEW

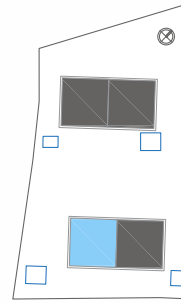
2 FLOOR – 78 M<sup>2</sup>



01 BEDROOM 1.....	16.00 m <sup>2</sup>
02 BEDROOM 2.....	16.00 m <sup>2</sup>
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 SEAVIEW ORIENTED  
 3<sup>ST</sup> FLOOR – 57 M<sup>2</sup>



SIDE WITH  
SEA VIEW



01 ROOF TERRACE OPEN .....	26.00 m <sup>2</sup>
02 ROOF TERRACE + KITCHEN (covered) .....	19.00 m <sup>2</sup>
03 STAIRCASE + HALLWAY.....	11.00 m <sup>2</sup>

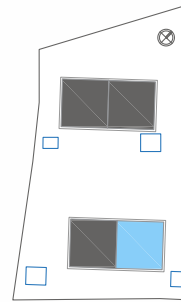
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# CORNER TRIPLEX WITH ELEVATED LIVING A S3

TOTAL USED AREA 173 M<sup>2</sup> + 45 M<sup>2</sup> ROOF TERRACE

SEAVIEW ORIENTED

1<sup>ST</sup> FLOOR – 82 M<sup>2</sup>



SIDE WITH SEA VIEW



01 LIVING/DINING ROOM & KITCHEN.....	58.00 m <sup>2</sup>
02 HALLWAY.....	6.00 m <sup>2</sup>
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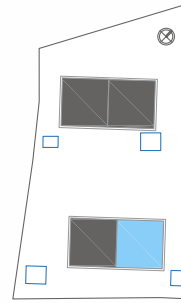
							
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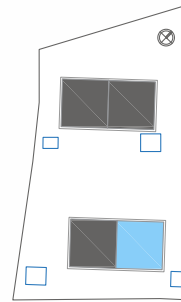
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SIDE WITH SEA VIEW

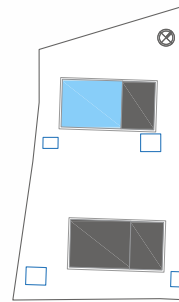


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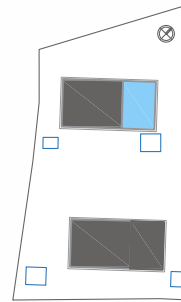
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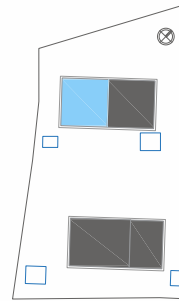


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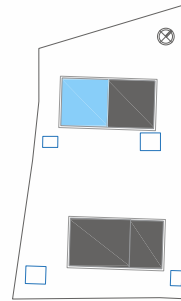


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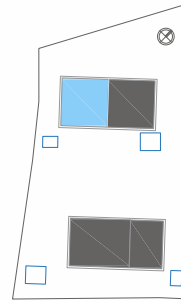
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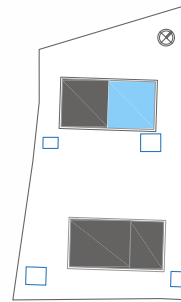
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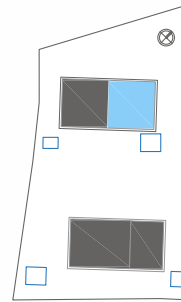
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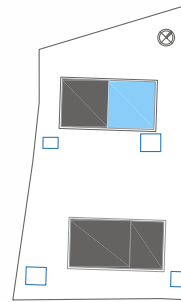
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