

Villa

Marčana, Istria



Ref	RE-U-16700
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	Yes
Distance to sea	900 m
Floorspace	90 sqm
Plot size	4503 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 495 000

Secluded Stone House Near the Sea - A Hidden Gem in Istria, 900 Meters from the Sea!

Located in the **municipality of Marčana**, in southeastern **Istria**, this charming stone house offers **tranquility and seclusion** while being close to the sea.

Marčana is renowned for its **pristine coastline, rich cultural heritage, and exceptional local wine and olive oil**. With **36 kilometers of unspoiled coastline**, it remains one of the **least urbanized areas in Istria**, making it a haven of natural beauty.

A Unique Property in an Idyllic Setting

Nestled in a **serene location**, this **authentic Istrian stone house** sits on a **spacious, enclosed plot of 4503 sq.m.**, surrounded by **olive trees, fig trees, walnuts, and grapevines**.

The property offers **breathtaking views** of the **sea and lush surroundings**, providing both **privacy and proximity to the town center**.

Property Features

- **Renovated stone house of 90 sq.m.**, preserving the authentic Istrian charm
- **Swimming pool** with a lounge area shaded by a **pergola**
- A **traditional Istrian kažun** (stone hut), serving as **storage**
- **Greek columns with oak arches** elegantly lining the stone path that connects the **house and pool**

This rare **market opportunity** is perfect for those **seeking a peaceful family retreat** or a **lucrative investment for tourist rentals**.

Experience the Essence of Istria - A Secluded Paradise Near the Sea!

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.

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Price per m²:
5500 €

Average price/m² of this type
in this region:
3594 €

Median price/m² of this type
in this region:
3545 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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