

Villa

Marčana, Istria



Ref	RE-U-37038
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	15300 m
Floorspace	124 sqm
Plot size	463 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 499 000

Modern Villa with a Pool in a Picturesque Istrian Village!

In a **charming and picturesque Istrian village** within the Municipality of **Marčana**, just **10 km from Vodnjan**, construction of a **modern luxury villa** is set to begin soon. This elegant villa will offer a **net living area of 124 m²**, situated on a **463 m² plot**. The architectural design features a **two-story section on one side and a single-story section on the other**.

The property will include a **27 m² swimming pool**, as well as a **29 m² auxiliary building with a fireplace**, designed as a **spacious summer kitchen** with large **sliding glass doors**.

Villa Layout & Design

The villa's layout is designed for **functionality and comfort**, featuring:

- **Entrance hallway**
- **Guest toilet**
- **Storage room & boiler room**
- **Spacious open-plan living area** combining the **kitchen, dining room, and living room**, with direct access to a **terrace**
- **Three bedrooms**, each with a **private en-suite bathroom**

The **upper floor** will consist of:

- **A hallway**
- **Two bedrooms**, both with **private bathrooms**

High-Quality Features & Customization Options

This villa will be **equipped with premium materials and modern technology**, including:

- ✓ **High-quality PVC windows** with shutters
- ✓ **Large-format ceramic tiles**
- ✓ **Luxury sanitary fittings**
- ✓ **12V underfloor heating**
- ✓ **Air conditioning** in all rooms
- ✓ **Pre-installed security system** (cameras & alarm)

Additionally, buyers will have the option to **purchase the villa fully furnished** for an extra fee, allowing for

turnkey customization.

Ideal Location - Peaceful Yet Well-Connected

Nestled in a **tranquil and scenic village**, this property offers the **perfect retreat from city life**, while remaining close to essential amenities.

- **Beaches:** Just **20 minutes away** by car
- **Shops, restaurants, and other services:** Less than **10 minutes away**

This property represents an **excellent investment opportunity** for **vacation rentals** or a **comfortable family home** surrounded by nature.

Construction is set to begin in 2025, with completion expected by 2026.

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:
4024 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

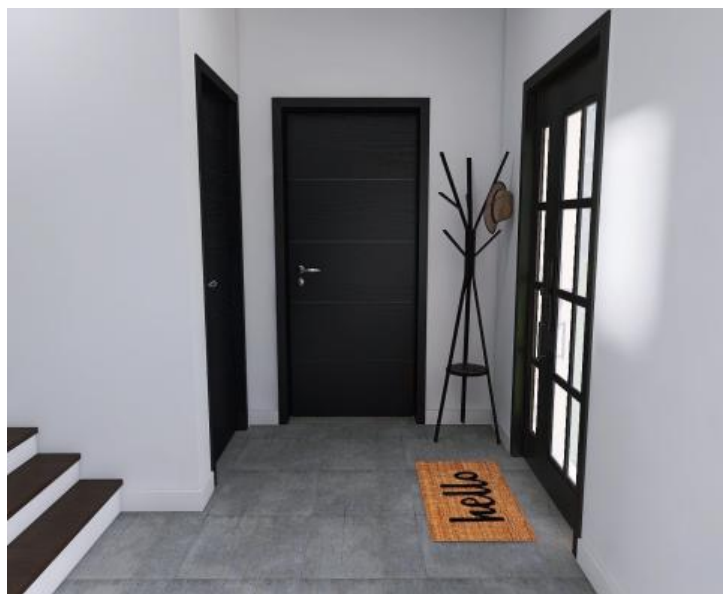
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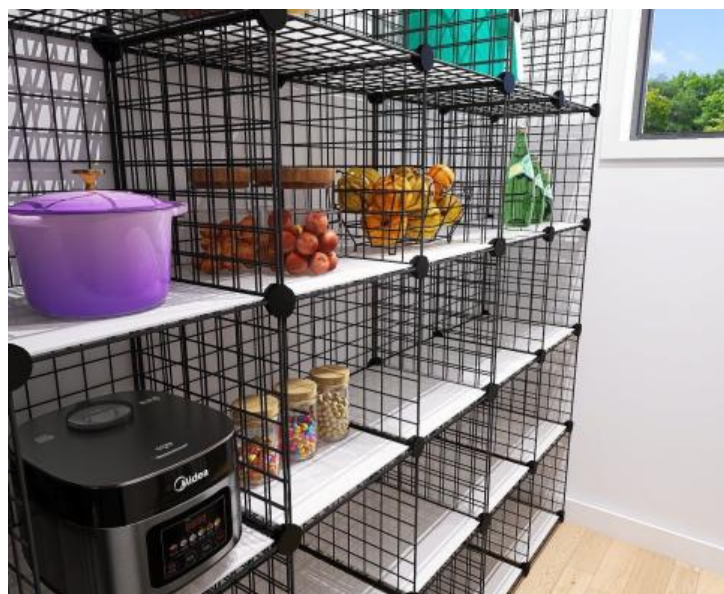
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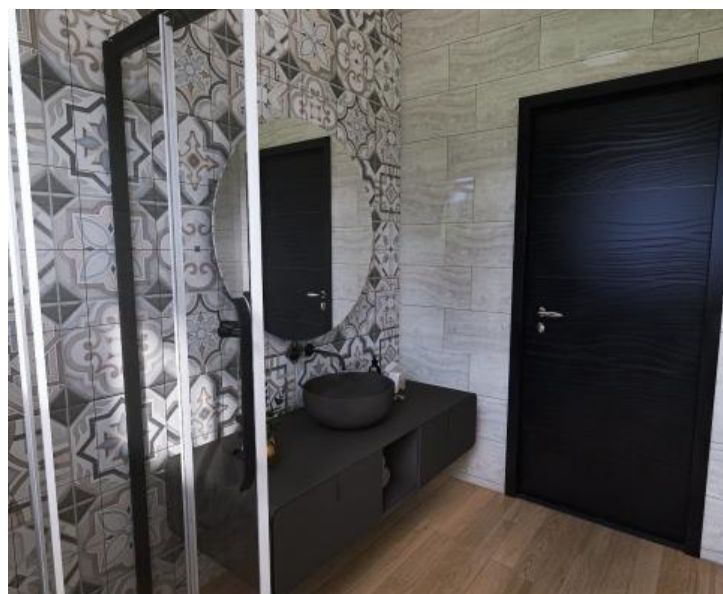
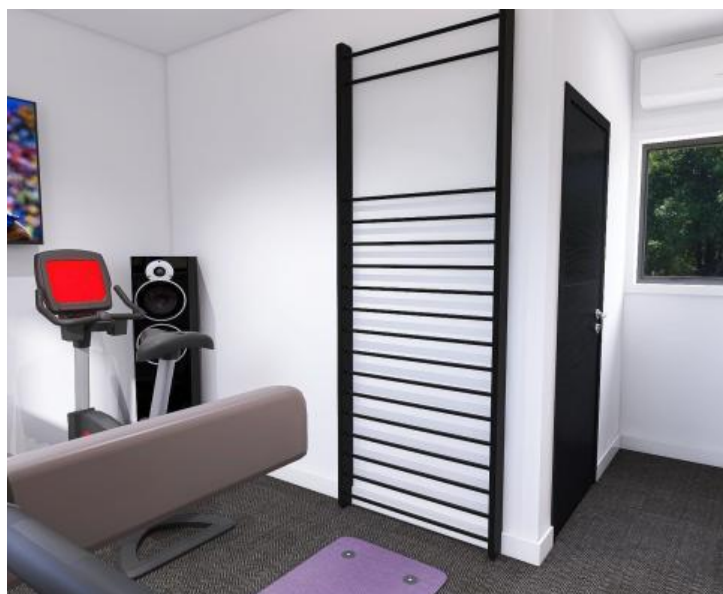
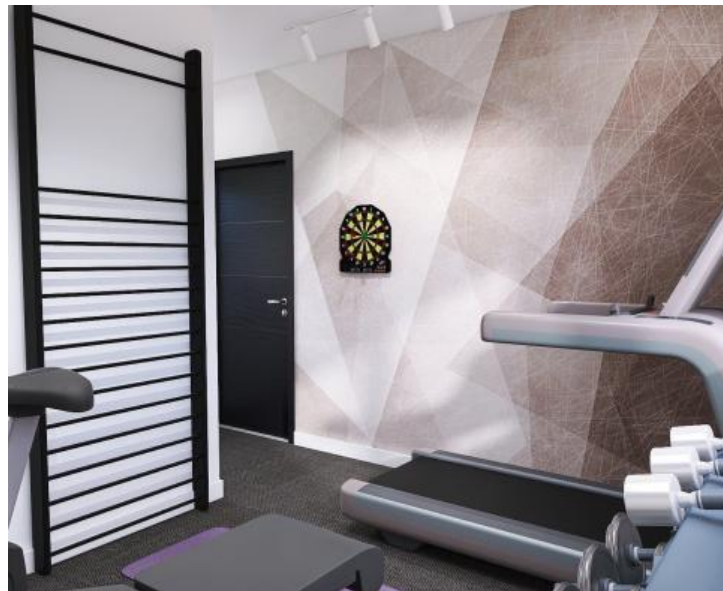
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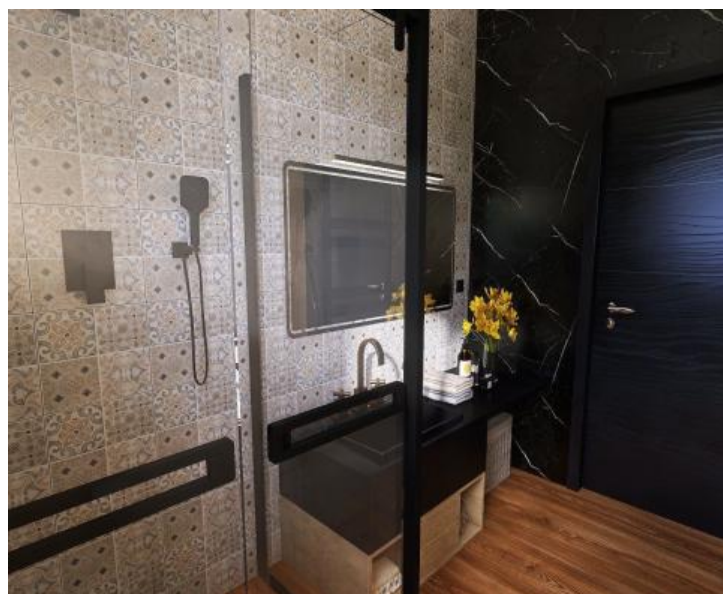
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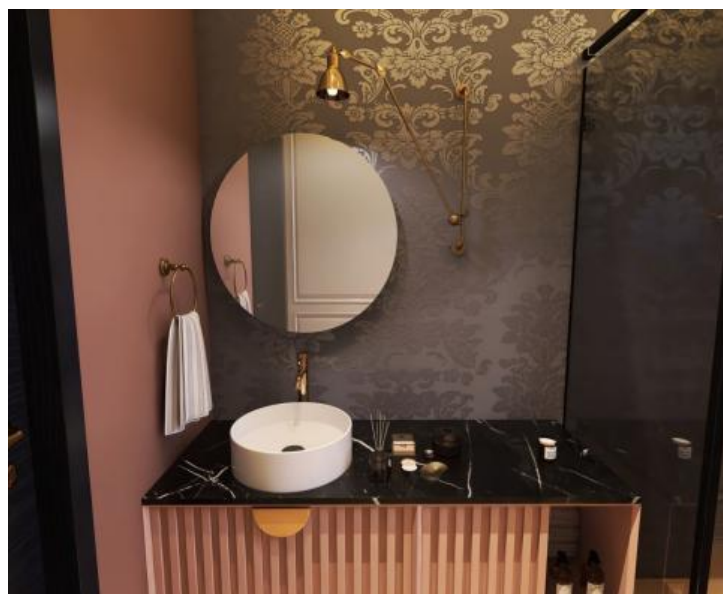
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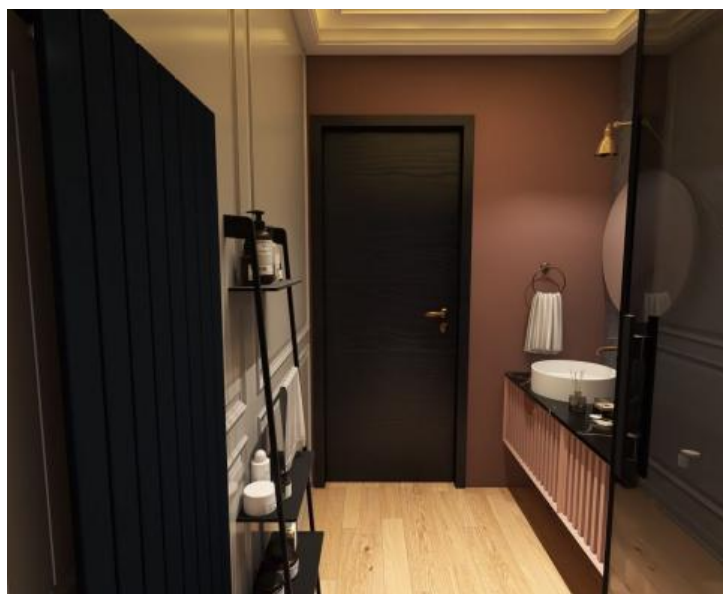
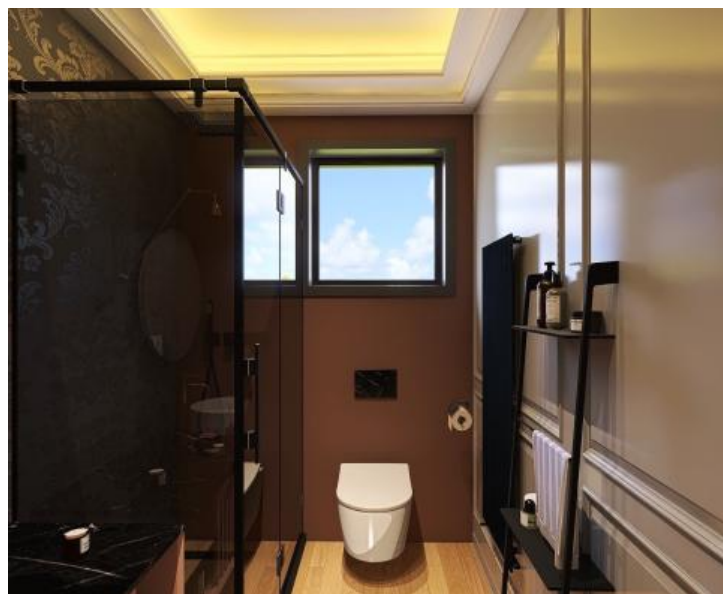
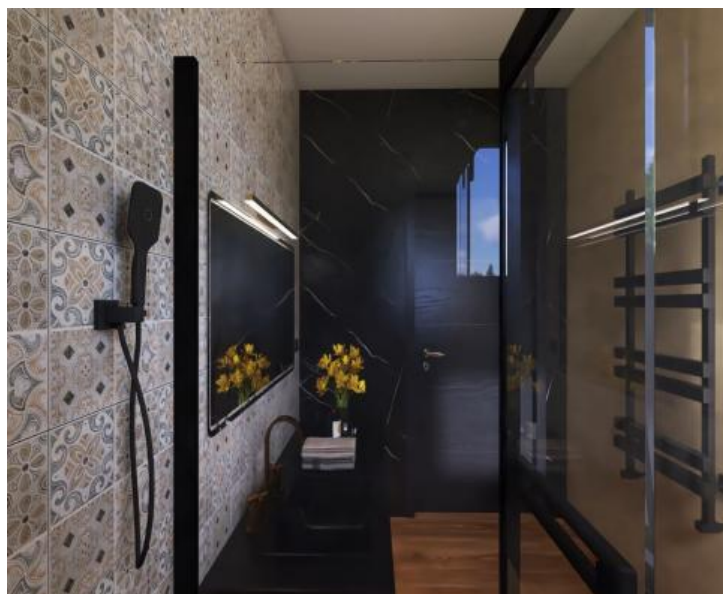
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