

# Villa

## Marčana, Istria



<b>Ref</b>	RE-U-23922
<b>Type</b>	Villa
<b>Region</b>	Istria › Pula
<b>Location</b>	Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	11000 m
<b>Floorspace</b>	287 sqm
<b>Plot size</b>	665 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 835 000

Modern designed villa with swimming pool in Marčana area, 10-11 km from the sea!

Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is known as a destination for the sea, holidays, wine and olive oil. It is a culturally rich settlement with crystal clear sea and an almost unreal landscape consisting of gorgeous bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana and its fertile green fields, with gentle hills that descend to hidden rocky coves and secluded villages and towns are the undiscovered treasure of the eastern coast of Istria.

In one of the settlements of the municipality of Marčana, a modernly designed villa with a swimming pool is for sale.

Top quality construction materials were used in the construction according to the highest standards for residential construction. It is characterized by modern architecture and thoughtful design with dynamics in exterior and interior design.

The design was based on the cascading configuration of the terrain due to which it is partially buried in the terrain, orientation towards the views of the charming landscape it is surrounded by and the interaction of exterior and interior.

The functional layout interior concept is based on practicality, open floor plan and airiness. It stands out with a large number of glass walls, top-quality equipment and carefully selected elements of modern furniture in combination with building materials, such as concrete and metal and a thoughtful selection of decorations, fabrics and colors, creating an elegant and aesthetically appealing ambience filled with comfort.

It extends over two floors with a net area of 269.32 m<sup>2</sup>.

The lower floor of the house opens with glass walls towards the outdoor space and the pool. It consists of a living room with an internal staircase that connects the floors, a dining room and a kitchen with access to a covered terrace, a guest toilet, a pantry and a boiler room. The floor plan is complemented by a toilet with access from the yard.

The main entrance to the house is on the upper floor. The floor consists of three bedrooms with their own bathrooms, a laundry room and a hallway. At the same level as the upper floor, a carefully designed and carefully arranged driveway offers parking spaces for two vehicles, as well as access via an external staircase to the lower floor and the yard, which is decorated with a 36 m<sup>2</sup> swimming pool.

The yard of 665 sq.m. is fenced, minimalistically decorated with grass and olive trees, and offers privacy and peace.

It is possible to increase the garden plot by purchasing agricultural land of 480 m<sup>2</sup> with a price adjustment.

This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business.

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 m<sup>2</sup>:  
2909 €

Average price/m<sup>2</sup> of this type  
in this region:  
3587 €

Median price/m<sup>2</sup> of this type  
in this region:  
3542 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)