



**Istria, Marčana, beautiful villa 280 m2 with tennis court and heated pool 50 m2**

*Croatia, Istria*

<b>Price:</b>	<b>€ 1 200 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2017
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	2800 m2
<b>Area</b>	280 m2
<b>Category</b>	For sale



On the very edge of a small Istrian village, in the municipality of Marčana, is located this attractive villa with a beautifully landscaped garden area of 2800 m2, with an extraordinary selection of activities and open space for children and adults, such as a heated pool of 50 m2, a wellness room, a tennis court, golf playground, sauna and children's playground. On the ground floor of the villa there is a large open living room with a fireplace and a fully equipped kitchen with a dining room, two bedrooms with separate bathrooms and a room with billiards, darts, a bar and another dining table. On the first floor, there are two more bedrooms with separate bathrooms and access to the balcony with an enchanting view.

In front of the villa is a large covered terrace that serves as a space for outdoor cooking and dining, but also as a place to rest and enjoy with a wonderful view of the pool and the surrounding nature and greenery. The villa is surrounded by a large garden with olive trees, a full-sized tennis court, a golf course, a football field, a volleyball, basketball and badminton court and a children's playground where neither you nor the younger ones can be bored. A fantastic wellness room with a heated hydromassage pool and sauna is responsible for relaxation after various activities. There is a possibility to purchase another 2000 m2 of construction land.

Emphasis on microlocation, top destination, villas in the district, close to the beach, highly sought-after location, view of the sea and nature. We are at your disposal for other information.

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