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**Istria, Marčana - spacious and modern stone villa "B" with pool, 235 m<sup>2</sup>**

*Croatia, Istria*

<b>Price:</b>	<b>€ 670 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	535 m <sup>2</sup>
<b>Area</b>	235 m <sup>2</sup>
<b>Category</b>	For sale



For sale is a modern, high-quality and functional semi-detached villa in Marčana, located not far from the main road. The area is 235 m<sup>2</sup>, it consists of the ground floor and the first floor with the following characteristics: - on the ground floor: entrance hall, toilet, bathroom, boiler room, kitchen with dining room and open space living room, bedroom with its own bathroom, internal staircase, spacious covered terrace, garage and engine room. - on the first floor: hallway, two bedrooms each with its own bathroom, toilet, study and two covered terraces. In addition to the outdoor pool, there is also an outdoor kitchen with a barbecue. The heating of the house is completely underfloor with a heat pump (preparation for solar will also be installed). Air conditioned too. Triple iso glass. Electric blinds. ALU-PVC carpentry. Ceramics throughout the apartment. The villa will be clad in stone. The planned completion of construction is the spring of 2024. We are at your disposal for more additional information.

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