



**Istria, Marčana modern  
 semi-detached house NKP 240 m<sup>2</sup>  
 with a large pool 35 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>       | 546 m <sup>2</sup> |
| <b>Area</b>            | 240 m <sup>2</sup> |
| <b>Category</b>        | For sale           |



This large and modern semi-detached house is located in Marčana, only 15 minutes from Pula, a beautiful and well-kept house Nr A with lots of greenery. With its size of NKP 240 m<sup>2</sup>, covered with stone, with a high wall, it blends nicely into the environment where family houses with landscaped green areas predominate.

The ground floor of the villa is dominated by a bright and luxurious living room and kitchen. Anthracite aluminum walls with three-layer glass that ensure peace and protection from the sun and heat, one bedroom and a guest bathroom. The internal staircase leads to the upper floor, where there are three more bedrooms, each with its own bathroom, exit to a long covered terrace.

Each room has air conditioning, while the heating will be via a heat pump system.

There is a large swimming pool in the garden on the plot of 500 m<sup>2</sup>.

In the immediate vicinity are all necessary facilities for life, such as shops, post office, pharmacy, while the nearest beach is the one in Duga Uvala only 5 km away.

It takes 15 minutes to drive to Pula, the airport.

We are at your disposal for more information.

**Contacts:**

**Alina Merca**



ID: HR-191-136330  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

**GSM:** + 37129642499  
(Viber, WhatsApp)  
**E-mail:** [alina@mgroup.lv](mailto:alina@mgroup.lv)