



**Istria, Marčana, villa with swimming pool and beautiful view of Učka and Cres**

*Croatia, Istria*

<b>Price:</b>	<b>€ 515 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	700 m2
<b>Area</b>	260 m2
<b>Category</b>	For sale



For sale is a luxurious villa with an infinity pool, large terraces, and an open view of Velebit, Učka, and Cres. The villa with a living area of 186.50 m2 + terraces on the ground floor will be located on a plot of 700 m2. It will consist of a living room with a kitchen and a dining room in an open space concept, one bedroom, a bathroom, a toilet, and a storage room with a laundry room. Internal stairs will lead to the first floor where there will be three bedrooms with their bathrooms.

On the ground floor, the living room will open through larger glass walls to a covered terrace of 28 m2, and in the extension, there will be an uncovered terrace and sun deck of 49 m2, a swimming pool of 39.2 m2 with an overflow pool of 6.4 m2, a compensation pool and machine room.

The villa will have 3 parking spaces, and dark anthracite PVC & ALU carpentry will be installed along with electric blinds, bio-purifier, etc. The villa will be sold completely ready except for the floors (ceramics, laminates) so that the future owner can choose it according to his own choice.

The villa is secluded, about 1.4 km from the center, and 8.9 km from the sea. It is surrounded by olive groves, vines, and agricultural plots with a wonderful view of Učka, Velebit, and Cres, and the sea may be visible from the first floor after construction.

The work will start in the fall of 2024.

This property has great potential as a tourist rental investment, but also for a family since it is located close to a kindergarten, school, shops, and other facilities.

VAT is included in the price, the buyer does not pay real estate sales tax!



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For additional information or viewing, feel free to contact us.



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