



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

Croatia, Istria

Price:	€ 515 000
Object type	House
Market	New building
Bedrooms	4
Number of rooms	4
Land area	700 m ²
Area	260 m ²
Category	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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