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Code :	01439
Location :	Marčana
Building size :	130 m2
Lot size :	513 m2
Distance from center :	200 m
Distance from sea :	3500 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes

Price :	690.000 €

We present a modern, newly built villa of 130 m² (indoor space) located on a 513 m² plot in the quiet settlement of Krnica, on the east coast of Istria.

This property offers luxury, privacy, and an excellent location, just 3.5 km from the sea and beautiful beaches.

The 130 m² indoor space is complemented by spacious terraces (totaling 83 m²) on the ground and first floors. It features a large 48 m² swimming pool with the first stage of heating prepared, ideal for enjoyment and relaxation.

Ground Floor: Entrance hall, storage room, guest toilet, a spacious open-plan area (kitchen, dining room, and living room), and one bedroom with an en-suite bathroom.
First Floor: Two comfortable bedrooms, each with a corresponding en-suite bathroom.

The entire house is equipped with electric underfloor heating and air conditioning in every room, ensuring a comfortable stay throughout the year.

The quiet location is only 200 meters from the nearest shop and all necessary amenities. The proximity to the sea (3.5 km) makes this villa a perfect investment for tourist rental or a peaceful family life.

Don't miss this rare opportunity to purchase a modern villa with a pool in a prime location.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.