

## HABITO

Istarska 1, 52463 Višnjani

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info: +385 95 559 2774 | + 385 95 554 3550



<b>Code :</b>	01439
<b>Location :</b>	Marčana
<b>Building size :</b>	130 m <sup>2</sup>
<b>Lot size :</b>	513 m <sup>2</sup>
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	3500 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Swimming pool :</b>	Yes

**Price :** 750.000 €

We present a modern, newly built villa of 130 m<sup>2</sup> (indoor space) located on a 513 m<sup>2</sup> 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 m<sup>2</sup> indoor space is complemented by spacious terraces (totaling 83 m<sup>2</sup>) on the ground and first floors. It features a large 48 m<sup>2</sup> 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.

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.



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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.