EURO PARTNER
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Code :	00148
Location :	Marčana
Building area :	200 m2
Land area :	900 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	3 km
Distance from the sea :	3 km

Price : 720.000 €

BUILDING

Number of rooms :	5
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Sea view :	Yes
Terrace :	Yes
Balcony :	Yes
Number of parking spaces :	3
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

Whoever comes to Istria just once and tastes even the tiniest bit of its beauty, wants to come back again, because Istria is hard to resist. I believe that one could endlessly compose jokes about the hypnotic influence of the Istrian landscape on its visitors, from the coast itself to the rural part where this beautiful new villa is located, which attracted our attention.

The modern design of the interior and exterior is what makes the Villa first win over every observer, as well as all those who are looking for a good vacation, far from the hustle and bustle of the city.

Built on two floors, the villa also offers a wonderful view of the sea. On the ground floor and on the first floor of the house, large glass walls are installed, which fill the entire building with daylight. The villa offers a total of four bedrooms with bathrooms, one of which is on the ground

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floor and the other three rooms are located on the first floor. The master bedroom offers owners a spacious balcony from which they can enjoy the view of the sea and the most beautiful sunsets.
On the ground floor of the house, in addition to the aforementioned bedroom, there is also a hallway, a guest WC, an open space in which there is a spacious living room and an elegant dining room and kitchen with access to the outdoor area by the pool.
This superbly designed and thoughtfully equipped villa, which is also oriented towards the environment, definitely took a high place on our list
Living area: 200m2
Land area: 900m2
Pool: 8x4 m with hydromassage
Heating: GROUND FLOOR/electric floor "Elloblock" Wailant, FLOOR: air conditioners "Daikin"
Insulation: Styrofoam 8cm
Alarm system and video surveillance