

EURO PARTNER

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Code :	00057
Location :	Marčana
Building area :	220 m2
Land area :	600 m2
Number of bedrooms :	3
Number of bathrooms :	3
Distance from the center :	800 m
Distance from the sea :	2 km

Price : 885.000 €

BUILDING

Number of rooms :	4
Number of floors :	1
Energy class :	in preparation
Year of construction :	2021
Condition :	Newly built

AMENITIES

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

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

In a small, picturesque place in the south of Istria is located this wonderful villa that we offer for sale. Its terraces offer a magical panoramic view of the sea and the Bay of Raska.

The villa is located about 2 km from the sea and the beach, and from the center is about 10 minutes walk. It is located on a plot of 600 m2. The villa is adorned with modern architecture, comfortable style and bold design immersed in a green picturesque environment. It is equipped with top quality furniture and first-class ceramics and sanitary ware. Its living area is 220 m2 and spreads over 2 floors, ground floor and first floor. On the ground floor there is a tastefully decorated living room connected to the kitchen and dining area according to the open space concept. The living room is adorned with a glass fireplace that is visible from three sides. Below we find an infrared sauna and a bathroom. On

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the first floor there are 3 air-conditioned bedrooms with private bathrooms.

The summer kitchen on the terrace offers a gas grill, a stone sink and a dining area.

Underfloor heating and 5 ceiling air conditioners with heating and cooling function.

Sold fully furnished and equipped.

Highlight villas is a roof terrace with a jacuzzi and offers open views of the sea, greenery and picturesque Istrian landscape.

The garden is completely fenced. It has a swimming pool of 50 m2 with hydromassage and electrolysis - sea water without chlorine, which is very suitable for allergy sufferers. Further in the garden is an irrigation system and a fenced private parking lot in the shade.

Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including VAT of the purchase price and will be invoiced after the purchase contract has been concluded.