



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01904
<b>Location :</b>	Marčana
<b>Building size :</b>	141.20 m <sup>2</sup>
<b>Lot size :</b>	600 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	3000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Price :** 520.000 €

Istria, Marčana

Villa with pool, 3 km from the beach and the sea

A villa under construction with a garden of 600m<sup>2</sup> is for sale.

The villa consists of a ground floor and a first floor.

On the ground floor there is an entrance hall, a toilet with a laundry room, a kitchen with a dining room and a large living room with an open space concept with access to a covered terrace with summer kitchen, a sun deck and a 21m<sup>2</sup> swimming pool.

The internal stairs lead to the first floor, where there are two bedrooms, each with its own bathroom, and the master bedroom also has a wardrobe/walk-in closet, each bedroom has access to a spacious covered and partially uncovered terrace with a wonderful view of the sea. .

The villa will be equipped with top-quality carpentry and ceramics, as well as underfloor heating and air conditioning.

Two parking spaces are provided.

This property is an ideal solution for housing or as an investment for tourist purposes.