



PARENTIUM PREMIUM  
Real Estate

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

**mail: office@parentium-realestate.com**

**web: www.parentium-realestate.com**

**info: +385 99 21 46 917 | +385 98 99 46 041**



<b>Code :</b>	01905
<b>Location :</b>	Marčana
<b>Building size :</b>	174.85 m <sup>2</sup>
<b>Lot size :</b>	1000 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	3000 m
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</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 :** 680.000 €

Istria, Marčana

A villa with a swimming pool and a beautiful panoramic view of the sea, only 3 km from the first beach and the sea.

A villa under construction with a garden of approx. 1000m<sup>2</sup>.

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, a summer kitchen, a sun deck and a 21m<sup>2</sup> swimming pool.

The internal stairs lead to the first floor, where there are three bedrooms, each with its own bathroom, 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.