



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02422
Location :	Marčana
Building size :	94 m ²
Lot size :	200 m ²
Distance from center :	8000 m
Distance from sea :	0 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 360.500 €

Marčana – modern semi-detached house with a pool, underfloor heating, and landscaped garden

In a quiet part of Marčana, just a few minutes from the town center, there is a modern semi-detached house with a total living area of 94 m². This is a high-quality new build that is sold fully furnished and ready to move in. Thanks to the functional layout of the rooms, private garden, and modern equipment, the property is an excellent choice for family living, a holiday home, or an investment in tourist rental.

The house spans two levels and is designed to provide maximum comfort and practicality for everyday use.

The ground floor includes an entrance area, a modern kitchen connected to the dining room, and a spacious living room in an open concept. Large glass walls allow plenty of natural light and connect the interior of the house with the covered terrace and landscaped garden. This level also features one bathroom.

On the upper floor, there are three comfortable bedrooms and another modernly designed bathroom, making this property ideal for a family or a larger group of people.

The exterior of the house extends to a garden of approximately 200 m², which provides privacy and enough space for relaxation and socializing. The yard includes a pool of 18 m² with a sunbathing area, a covered terrace, a summer kitchen with a grill, and a space designed for outdoor enjoyment during the warmer months.



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For a comfortable stay throughout the year, underfloor heating is installed in all rooms, while two air conditioning units are responsible for cooling.

Highlighted features

- * 94 m² living area
- * 200 m² garden
- * Modern semi-detached house
- * High-quality new build
- * 3 bedrooms
- * 2 bathrooms
- * Underfloor heating in all rooms
- * 2 air conditioning units
- * Pool of 18 m²
- * Covered terrace
- * Summer kitchen
- * Grill
- * Two parking spaces
- * PVC and aluminum joinery
- * Thermal facade
- * City water supply
- * Asphalt access
- * Fully furnished and ready to move in

Marčana is one of the increasingly popular locations in southeastern Istria, known for its peaceful surroundings, good traffic connections, and proximity to the sea. The town offers all the amenities necessary for everyday life, while Pula, the airport, and numerous beaches are just a fifteen-minute drive away.

If you are looking for a modern house with a pool in Istria that does not require additional investments, this property represents an excellent opportunity for comfortable family living, vacation, or a profitable investment in tourist rental.