



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02489
Location :	Marčana
Building size :	146 m2
Lot size :	535 m2
Distance from center :	3000 m
Distance from sea :	2500 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	A+

Price : 700.000 €

Marčana Area – Modern Villa with Pool and Sea View

In a quiet part of eastern Istria, near Marčana, a newly built modern villa with a private pool and beautiful sea view is for sale. The villa is located just 2.5 km from the nearest beach, and its contemporary architecture, three en-suite bedrooms, and high-quality furnishings make it an excellent choice for personal vacation, year-round living, or tourist rental.

The villa is designed as a two-story building with a total net area of 146 m2, featuring a carefully planned layout that connects the modern interior with terraces, the pool, and the landscaped garden.

On the ground floor, there is a spacious open-plan living area with a living room, dining room, and kitchen. Large glass walls ensure plenty of natural light and provide a view of the garden, pool, and the sea in the distance.

This floor also includes one bedroom with an en-suite bathroom and direct access to the terrace by the pool, which is particularly convenient for guests or owners who prefer a bedroom on the ground floor. There is also an additional guest toilet.

On the upper floor, there are two more spacious bedrooms, each with its own bathroom, walk-in wardrobe, and access to a terrace. From the upper floor, there is a beautiful open view of the sea and the surrounding Istrian landscape.



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Special attention has been paid to the quality of construction and comfort throughout the year. Underfloor heating is installed throughout the house, all rooms are air-conditioned, and the living room is equipped with a fireplace that can enhance the ambiance during the winter months.

The completely fenced garden provides a high degree of privacy. In its center, there is a private pool with an area of 32 m² and a landscaped sunbathing area. Next to the pool, there is a covered terrace with a summer kitchen, ideal for dining and socializing outdoors.

Main features:

- modern newly built villa
- 245 m² gross area
- only 2.5 km from the sea and beach
- sea view
- 3 bedrooms
- 3 en-suite bathrooms
- 2 walk-in wardrobes
- additional guest toilet
- bedroom with bathroom on the ground floor
- private pool of 32 m²
- landscaped sunbathing area
- covered terrace with summer kitchen
- completely fenced garden
- underfloor heating throughout the house
- air conditioning in all rooms
- fireplace preparation
- large glass walls
- quality materials and equipment
- sold unfurnished
- shops, restaurants, and other amenities within approximately 3 km
- Pula Airport approximately 16 km away

The villa is sold unfurnished, allowing the future owner to fully design the interior according to their own style and needs.

The proximity to the sea and beaches, three bedrooms with en-suite bathrooms, private pool, and sea view give this property a very good potential for tourist rental. At the same time, the peaceful environment, quality construction, and heating and cooling systems provide a pleasant stay throughout the year.

This modern villa in the Marčana area will particularly suit buyers looking for new construction with a pool and sea view in Istria, along with sufficient privacy and a short distance from the sea.