



SPACIOUS MODERN VILLA IN A QUIET LOCATION

 Marčana

 **545,000 €**
2,547 €/m²



The Istrian region is considered one of the most suitable regions for living, and offers many natural beauties supported by a warm Mediterranean climate and a very friendly local population. In Istria, on the southeastern part of the coast, the Municipality of Marčana is located, which covers a very large area of the coast, and over the years has been investing in its infrastructure and content, and is becoming increasingly interesting for investors because of its beautiful beaches and ports, and the Istrian style itself.

This beautiful modern villa of 214 m² with a garden of 576 m² is located in a settlement within the Municipality of Marčana. It extends over two floors, and on the ground floor there is one bedroom with a bathroom, a guest toilet with a boiler and a washing machine, a storage room



of 2 m², a spacious and bright living room with table football, a high-quality kitchen, a dining area with access to the terrace where there is a barbecue, a dining table, a sun deck of approximately 80 m², as well as a jacuzzi and a heated pool of 33 m². In the outer part there is also an outdoor solar shower as well as a bio climate canopy. Iron stairs covered with wood lead to the first floor of the property, where there are two comfortable bedrooms, each with its own bathroom equipped with a walk-in shower and access to the terrace. The entire building has triple-glazed ALU joinery with 9 gas chambers and blinds with electric lifters, and the heating and cooling system is regulated by four BOSCH air-conditioning units, three of which are in the bedrooms, while floor heating is also installed in the living room and bathrooms. The floors are covered with high-quality ceramics as well as laminate in the bedrooms, and the villa itself is equipped with 10 cm thick thermal insulation, which certainly further increases energy efficiency. There are three uncovered parking spaces in the outer part, and video surveillance installations have been attached throughout the building. The said property is sold fully furnished with all furniture and appliances and is owned by the company, which would mean that the stated price does not include VAT.

The mentioned real estate represents a very interesting opportunity considering its comfortable living area, quiet location as well as the quality of the construction, and therefore provides the future owner with an ideal investment, whether for family life or for catering, which would definitely speed up the return of invested funds.

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Ana Tomičić

Administrator

Summary

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|----------|-----------|-------------|-------|
| LOCATION | Marčana | PROPERTY ID | 2683 |
| PRICE | 545,000 € | TYPE | Villa |



Extra features

- Terrace
- Yard
- Access road
- Swimming pool
- Catering facility

Infrastructure

- Electricity
- Water

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