ID: 3370

ROHBAU VILLA, LARGE LAND, SEA VIEW

Peruški, Marčana

260,000 €
2,889 €/m²







Marčana is a peaceful Istrian village surrounded by untouched nature, olive groves and crystal clear sea, ideal for those seeking authentic Mediterranean peace away from the hustle and bustle of the city.

A detached house in the unfinished phase in the settlement of Peruški is on offer, along with the associated building land, which makes it an exceptional opportunity for living or investment. The total land area is 3,777 m², providing complete privacy and numerous design options - from a swimming pool and summer kitchen to additional facilities for relaxation and enjoyment.

The house was built on a spacious plot, with foundations laid and a built-in ground floor. The ground floor is planned to have two bedrooms, a kitchen with a living room, a toilet and a bathroom, while internal stairs lead to the first floor with an open concrete slab that leaves complete freedom for future design according to your own wishes. The ground floor already offers a view of the sea, while the first floor opens up a spectacular, almost panoramic view of the Kvarner Bay and the islands.

The building plot is of regular shape, flat and easily usable, with a secured access road and electricity and water connections nearby. It is enclosed by a dry stone wall and also offers a beautiful view of the sea.

This property combines peace, privacy and exceptional potential - perfect for building a luxury villa or as an investment in a tourist rental with high return potential. The proximity to the sea while being isolated from the crowds makes this offer a rare and extremely attractive opportunity on the market.

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Summary

LOCATION	Peruški, Marčana	PROPERTY ID	3370
PRICE	260,000 €	TYPE	House
AREA	90 m²	GARDEN AREA	2,770 m²
YEAR BUILT	2009.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	-
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Garden
- Sea View
- Yard

Infrastructure

- Electricity
- Water

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