ID: 3659

MODERN HOUSE WITH A POOL FOR SALE IN A QUIET LOCATION

Marčana

725,000 €
2,788 €/m²







Marčana is a charming Istrian village known for its unspoiled nature, picturesque landscapes and authentic Mediterranean atmosphere. Surrounded by greenery, olive groves and traditional Istrian settlements, it offers ideal conditions for a peaceful and relaxed lifestyle away from the hustle and bustle of the city. The proximity to the sea, beautiful beaches and the city of Pula ensures easy access to all amenities necessary for everyday life.

In a beautiful and peaceful location near Marčana, an exceptionally high-quality modern house with a swimming pool and a meticulously landscaped garden is for sale, offering a living area of 260 m² and a garden of 700 m². The ground floor comprises an entrance hallway

with a wardrobe, a small storage room, a spacious living room with a kitchen and access to the terrace, a bathroom and one bedroom. On the first floor, there are two bedrooms, each with its own bathroom, a small dressing room and access to the terrace. Particular attention has been paid to the quality of construction and interior design, with the house featuring a high-quality Austrian-made thermal insulation façade, 15 cm thick, as well as blackout curtains that provide additional privacy and comfort. Laminate flooring has been installed in the bedrooms, while high-quality ceramic tiles have been laid throughout the rest of the property. The entire property is fitted with aluminium windows and doors, while heating and cooling are provided by four air conditioning units, one in each bedroom and one in the living room. For additional security, the property is equipped with an alarm system and video surveillance of the parking area. The fully fenced garden features a well-maintained lawn and six olive trees, giving the property a distinctive Mediterranean charm. The outdoor area includes a beautiful swimming pool, a barbecue area ideal for social gatherings, a small children's playground and parking spaces for three cars. The house is being sold fully furnished.

This property represents an excellent combination of modern architecture, high-quality construction, a functional layout and natural surroundings. Thanks to its peaceful location, privacy and beautifully landscaped garden, it is an ideal choice for comfortable family living or a luxurious holiday in the heart of Istria's lush greenery. It also represents an exceptionally attractive investment opportunity for holiday rentals, offering future owners the opportunity to enjoy all the benefits of the Mediterranean lifestyle.

FOR ALL ADDITIONAL INFORMATION, PLEASE CALL:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed Real Estate Agent
Family nekretnine d.o.o.

Summary

LOCATION	Marčana	PROPERTY ID	3659
PRICE	725,000 €	TYPE	House
AREA	260 m²	GARDEN AREA	700 m²
YEAR BUILT	2025.	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	3
POOL	Yes	VIEW AT	Greenery

family
real estate

ID: 3659

ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	290 cm	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Aluminum, Excellent
WALLS MATERIAL	Brick, Concrete	WALLS CONDITION	-
TILES	-	PARQUET	Laminate, Very good
FACADE	Very good, Thermal insulation	ROOF	Channels
INTERNAL STAIRS	Excellent	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	A+

Extra features

- Access road
- Terrace
- Pantry
- Garden
- Swimming pool
- Yard

Infrastructure

- Electricity
- Water
- Optical internet

View original listing