HABITARE REAL ESTATE
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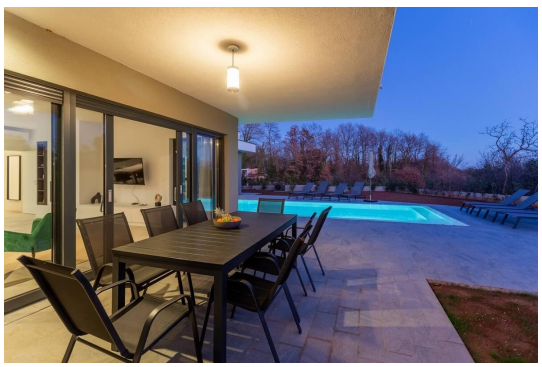

Code :	02840
Location :	Marčana
Building size :	191.00 m2
Plot size :	863 m2
Garden size :	863 m2
Distance from see :	1200 m
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Parking :	Yes
Energy efficiency :	A+
Year of construction :	2024
Swimming pool :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 680.000 €

Exclusive from Habitare Agency!

For sale: Modern single-story villa with a heated pool in the surroundings of Krnica, not far from the sea

In an exceptionally beautiful and peaceful location in the surroundings of Marčana, near Krnica, an attractive modern single-story villa is for sale, situated on a plot of 843 m². The villa is located approximately 1,500 m from the beach and about 1,200 m from Krnički Porat, making it an excellent choice for anyone wishing to enjoy peace, a natural environment, and proximity to the sea.

The villa has a gross area of 191 m², and its space has been carefully designed to provide comfort and functionality. The central part of the house consists of an open-space concept connecting the kitchen, dining room, and living room. Large glass walls let in an abundance of natural light and connect the indoor space with the covered terrace and courtyard, creating a pleasant ambiance for everyday living and relaxation.

The house features four bedrooms and four bathrooms, allowing for a comfortable stay for family and guests, with plenty of privacy for everyone. A storage/technical room is also available, while the covered terrace provides an ideal spot for outdoor dining and socializing during the warmer months.

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In the courtyard, there is a 33 m² heated pool, allowing for swimming enjoyment even outside the main summer season. The villa is equipped with underfloor heating throughout the entire house via a heat pump, contributing to a pleasant temperature all year round. It is sold furnished, making it ready for use without the need for additional equipment.

A special value of this property is its position in a peaceful natural environment. In front of the villa, there is no building land, which provides additional privacy and a sense of openness, allowing you to enjoy the surrounding landscape.

Thanks to its proximity to the sea, peaceful location, four bedrooms, heated pool, and year-round equipment, this villa represents an excellent choice for a private holiday, year-round living, or tourist rental. The property offers great potential for buyers looking for a quality house in Istria, in an environment that provides privacy, a relaxed lifestyle, and proximity to the coast.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.