

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10934
<b>Location :</b>	Marčana
<b>Building size :</b>	780 m <sup>2</sup>
<b>Lot size :</b>	6400 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	10
<b>Number of rooms :</b>	10
<b>Number of bathrooms :</b>	10
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 1.900.000 €

In the quiet and green Istria, just a 15-minute drive from the sea, a new complex with unique potential is offered for sale. The terrace offers a beautiful view of the nature and Mount Učka, and nearby there is a farm where goat cheese is produced — the perfect atmosphere for a project with a farm-to-table and ecotourism philosophy.

The complex includes:

Main building (780 m<sup>2</sup>) — 10 rooms with bathrooms, a spacious common area for meals and activities (yoga for up to 20 people).

Old stone house (190 m<sup>2</sup>, three floors) — for renovation, with the possibility of using it as a wellness area, art space or additional apartments.

Service house with connections, which can be converted into living space.

Parking for 10 cars.

~3000 m<sup>2</sup> of land — for a garden, organic garden, gazebos or a private park.

Pond and pool area — natural harmony for relaxation.

Additionally: 2 staff rooms, kitchen and technical areas.

The building is in the final stages of construction: the key infrastructure is ready (water, electricity, sewage), but there is

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still space for the realization of your concept.

Heating: air conditioning, possibility of installing a fireplace.

Location: quiet village, surrounded by nature, beautiful view of the mountains, and the sea is a 15-minute drive away.

The seller is a legal entity. All documentation is in order and ready for the transaction.

An ideal place to create an eco-hotel, wellness resort or gastronomic project in the slow living style.

For additional information, floor plans or to arrange a viewing, please feel free to contact us: