

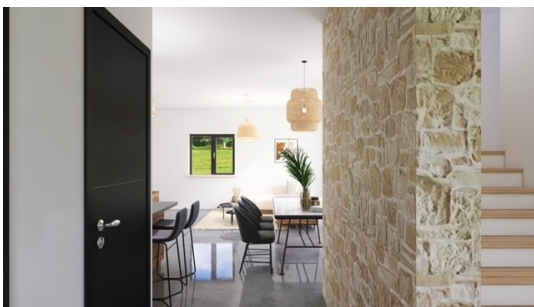
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11882
<b>Location :</b>	Marčana
<b>Building size :</b>	141 m <sup>2</sup>
<b>Lot size :</b>	463 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>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2026

Price : 484.000 €

In a peaceful Istrian village, with just a few houses and no traffic noise, the construction of modern Villa B begins, located only 10 km from Vodnjan. The location offers complete tranquility, privacy, and an authentic Istrian atmosphere, surrounded by nature.

Villa B has a net living area of 141 m<sup>2</sup> and is situated on a plot of 463 m<sup>2</sup>. It is designed as a combination of a two-story house and a single-story house, featuring a spacious living room and kitchen in an open space concept, which leads out to the terrace.

The landscaped yard includes a 27 m<sup>2</sup> swimming pool and a 29 m<sup>2</sup> tavern with a fireplace, which also serves as a summer kitchen, featuring large sliding glass walls.

The villa consists of:

- an entrance hallway
- three bedrooms, each with its own bathroom
- an additional toilet
- a pantry
- a utility room
- a large living room with a kitchen and dining area
- a terrace

Upstairs, there are two bedrooms with attached bathrooms.

Technical equipment includes high-quality PVC joinery with shutters, larger format ceramics, top-notch sanitary ware, underfloor heating (12 V), air conditioning units, and preparation for video surveillance. The plot provides three parking spaces.

There is an option to purchase a fully furnished villa, with an additional fee, according to an agreement with the investor.

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This property is ideal for tourist rentals, as well as for a peaceful family life in an authentic Istrian setting.

For more information and viewings, please