

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	12582
<b>Location :</b>	Marčana
<b>Building size :</b>	188 m2
<b>Lot size :</b>	495 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 405.000 €

Marčana

Modernly equipped and fully furnished house with a swimming pool in an excellent location.

Close to schools, kindergartens, clinics, pharmacies, shops...

4 bedrooms

In a quiet location, just 10 km from the sea and Pula airport, there is this attractive modern house with a total area of

157 m<sup>2</sup>.

The ground floor includes a spacious open-space concept with a modern kitchen, dining room and living room that opens to the terrace and pool with large glass walls, providing plenty of natural light and direct access to the outdoor area.

On the same floor there is also a bedroom with its own bathroom. Internal stairs lead to the first floor where there are three comfortable bedrooms with access to the terrace, two bathrooms and an additional storage/laundry room.

The dominant element of the fenced garden is the 34 m<sup>2</sup> swimming pool, along with a spacious sunbathing area, terrace and a covered area ideal for outdoor dining.

The garden is completely paved for easier maintenance. Parking is provided for at least four vehicles, and the house also has a garage in the basement.

Heating and cooling are provided by air conditioning.

The house is being sold fully furnished, which allows for quick and easy move-in.

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The property is an ideal opportunity for those looking for a modern and functional home in a prime location or an investment in tourism.