

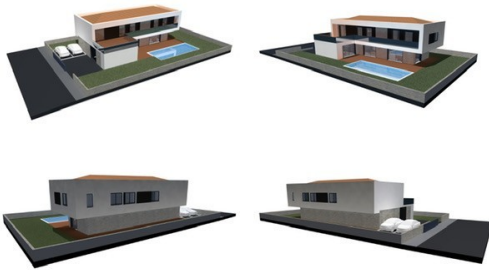
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12836
<b>Location :</b>	Marčana
<b>Lot size :</b>	661 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2026

**Price :** 411.000 €

For sale is an attractive villa under construction, located in a quiet neighborhood in Krnica. The villa with a pool is situated on a spacious plot with a total area of approximately 661 m<sup>2</sup>, along with a share in the access road.

The house spans two levels – ground floor and first floor. The ground floor features a hallway, bathroom, toilet, utility room, a spacious living room with a kitchen and dining area, a wellness area, and a covered terrace. On the first floor, there are four bedrooms, each with its own bathroom, as well as two covered terraces.

The property is located in a quality and peaceful area, surrounded by nature. It is ideal for those seeking privacy and tranquility, as well as potential for tourist rental.

For more information, please