

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	13679
Location :	Marčana
Building size :	780 m2
Lot size :	6400 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	10
Number of rooms :	10
Number of bathrooms :	10
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	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 m²) — 10 rooms with bathrooms, a spacious common area for meals and activities (yoga for up to 20 people).

Old stone house (190 m², 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 m² 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: