ISTRIA ADRIA
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Code :	14378
Location :	Marčana
Building size :	136 m2
Lot size :	548 m2
Garden size :	0.00 m2
Distance from sea :	2000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2026

Price : 395.000 €

Modern Villa with Pool, 2 km from the Sea (Duga Uvala)

Located in a peaceful and attractive area, just 2 km from the beautiful Duga Uvala beach, this modern villa with a pool and three bedrooms is for sale, making it ideal for vacation, year-round living, or as an investment for tourist rental.

This property offers the perfect blend of privacy, nature, and proximity to the sea, with the possibility of being customized on a "turnkey" basis, fully according to your wishes. The villa is situated on a plot of 548 m², while the total living area amounts to 135.83 m².

The house consists of a spacious kitchen with a dining area of 44.49 m², three bedrooms measuring 12.49 m², 15.06 m², and 17.72 m², and three bathrooms of 2.54 m², 5.35 m², and 5.49 m². Additionally, it includes a storage room of 3.35 m² and a technical room of 5.18 m². The exterior features two covered terraces of 11.92 m² and 12.24 m².

The location is extremely convenient as the property is only 2 km from the sea, 9 km from Pula Airport, and 14 km from the center of Pula, allowing for quick access to all essential amenities while providing peace and relaxation in a natural setting.

Buyers have two options for realization. The first option is to purchase in the shell stage, where the villa is built, and the finishing touches are left to the buyer. The second option is "turnkey," where the villa is fully completed according to the buyer's desires and needs.

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This property represents an excellent opportunity for a secure investment as well as for luxurious living by the sea.