ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	14379
Location :	Marčana
Building size :	135.80 m2
Lot size :	535 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 a 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.

The house consists of a spacious kitchen with a dining area, three bedrooms, and three bathrooms.

Additionally, it includes a storage room of 3.35 m² and a technical room of 5.18 m².

The exterior features two covered terraces, all situated on a plot of land with a total area of 535 m², while the total living area amounts to 135.83 m².

The location is exceptionally convenient as the property is only 2 km from the sea, 9 km from Pula Airport, and 14 km from the center of Pula, providing quick access to all essential amenities while offering 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 wishes and needs.

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