ISTRIA ADRIA
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Code :	14956
Location :	Marčana
Building size :	56 m2
Lot size :	400 m2
Garden size :	0.00 m2
Distance from sea :	1500 m
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	2
Parking :	Yes
Energy efficiency :	C
Year of construction :	2014

Price : 220.000 €

For sale is a house with two smaller apartments.
The house is situated on a 400 m² plot, surrounded by greenery, fig trees, flowers, and ornamental plants.

House layout:
- Finished ground floor
- Attic in shell construction phase
- Space for a pantry and tools

On the ground floor, there are two separate apartments, each with:
- Kitchen, living room, and dining area
- Bedroom, bathroom
- Private terrace and separate entrance.

The apartments are connected by internal doors, allowing them to be used as two separate units or as one larger living space.

The terraces are oriented to the east and west. The west terrace features a quality wooden canopy, while the east terrace is open and ideal for enjoying the morning sun.

The attic offers additional potential for customization according to the future owner's wishes – a bathroom is already defined, while the rest of the space is open for adaptation.

Infrastructure and additional features:
- Solar panels (electricity) with the possibility of connection to the grid
- Water from a cistern
- Septic tank

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The house is legalized (Decision on the completed state).

The property is located in an excellent position between Pula and Barban, approximately 20 km from both places, ensuring good connectivity along with complete peace and privacy.
It is about 1.5 km from the sea and the beach, on a gentle elevation.