

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                               |         |
|-------------------------------|---------|
| <b>Code :</b>                 | 14985   |
| <b>Location :</b>             | Marčana |
| <b>Building size :</b>        | 140 m2  |
| <b>Lot size :</b>             | 300 m2  |
| <b>Garden size :</b>          | 0.00 m2 |
| <b>Distance from center :</b> | 900 m   |
| <b>Distance from sea :</b>    | 1700 m  |
| <b>Number of floors :</b>     | 2       |
| <b>Number of bedrooms :</b>   | 3       |
| <b>Number of rooms :</b>      | 3       |
| <b>Number of bathrooms :</b>  | 2       |
| <b>Parking :</b>              | Yes     |
| <b>Air conditioning :</b>     | Yes     |
| <b>Energy efficiency :</b>    | B       |
| <b>Year of construction :</b> | 1956    |

Price : 375.000 €

For sale is a charming, fully renovated stone holiday home with a pool, located in a quiet area of southern Istria, just 1,700 meters from the sea.

The house consists of two bedrooms, a living room with a sofa bed, a fully equipped kitchen, a bathroom, and a covered terrace. The yard, covering approximately 300 m<sup>2</sup>, features a pool with a sunbathing area, equipped with an automatic electrolysis system and regularly maintained, an outdoor solar shower, a barbecue, and a relaxation area.

A special value of the property is the separate apartment, which includes one bedroom, a kitchen, and a bathroom, as well as an additional space with a billiard table, darts, storage, and a utility room.

The house is sold fully furnished and equipped, including air conditioning, a Smart TV with satellite programs, WiFi, a coffee and tea maker, as well as complete kitchenware and other equipment. The property is categorized and successfully rented out during the tourist season, making it an excellent investment.

Parking is provided for two cars.

It is located in an excellent position, just 1.5 km from the sea and 3 km from Duga Uvala. Pula is a 15-minute drive away, while Brijuni National Park is about 20 minutes away, as is Rabac. Cape Kamenjak is approximately a 25-minute drive. Nearby is Rakalj, known for its beautiful views and quality restaurants, with the

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nearest restaurant just 50 meters away.

For more information, please

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