

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

Code :	14987
Location :	Marčana
Building size :	200 m2
Lot size :	420 m2
Garden size :	0.00 m2
Distance from sea :	1500 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1950

Price :	375.000 €
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For sale is a beautiful authentic Istrian stone house with an area of 200 m², located in a quiet area near Duga Uvala, just 1500 meters from the crystal-clear sea. The house has been completely renovated and furnished, and has successfully operated in tourist rentals for the past few years with excellent occupancy rates, making it ideal for both personal vacations and as an investment with an already established business.

The main part of the house consists of a cozy living room, kitchen, bathroom, two bedrooms, and a covered terrace that provides a pleasant space for relaxation throughout the year. The lower part features a separate apartment with one bedroom, kitchen, and bathroom, as well as a billiard room, storage room, and utility room. The attic offers the possibility of arranging one or two additional bedrooms, depending on the future owner's preferences.

A special ambiance is created by the completely fenced and secluded yard of 420 m², which ensures privacy and tranquility. There is a swimming pool with a sunbathing area, a barbecue area, and a well-maintained outdoor space ideal for socializing and relaxation. Parking for two cars is also provided.

The house is sold fully furnished and equipped, ready for immediate occupancy or continuation of tourist rentals without additional investment. In the village itself, there are a shop and a café, while the sea and well-maintained beaches are just a few minutes' drive away. Pula is 16 km away, Pula Airport is 10 km away, Rovinj is 33 km away, and Opatija is 50 km away.

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Clear ownership. A property that combines authentic Istrian charm, privacy, proximity to the sea, and excellent investment potential.

For more information and to schedule a viewing, please