ISTRIA ADRIA
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Code :	15087
Location :	Marčana
Building size :	160 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	4
Parking :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 750.000 €

A beautiful family home, located in the lovely town of Krnica, offering the perfect combination of modern living and natural surroundings, ideal for year-round living or during the summer months.

Key features:

- Total interior area: 128.42 m²
- Total gross area (including terraces): 142.40 m²
- Land size: 380 m²
- Number of bedrooms: 3
- Number of bathrooms: 3
- Floors: Ground floor + 1st floor

The ground floor consists of a spacious living room and open-plan kitchen (50.91 m²), a bedroom with laminate flooring (12.99 m²), and a bathroom with ceramic tiles (5.08 m²). Additional rooms include an entrance hall, WC, and storage, a covered terrace (7.00 m²) + an uncovered terrace (57.53 m²) for outdoor relaxation.

In the yard, there is a swimming pool (29.05 m²) – perfect for hot summer days.

The first floor consists of:
2 bedrooms (14.29 m² and 16.08 m²) with a beautiful view, 2 bathrooms (5.59 m² and 4.83 m²), and a large terrace (18.00 m²) overlooking the garden and pool.

Additional features:

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Laminate and ceramic floors throughout the property
Beautifully landscaped yard with plenty of space for outdoor activities
Parking spaces available
Located in the quiet, picturesque village of Krnica, surrounded by nature, just a few minutes' drive from the stunning Adriatic coast.

This property represents a great opportunity for families or investors looking for a vacation home or rental property in a popular part of Istria. Don't miss the chance to own your dream home in one of Croatia's most peaceful areas!