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Code :	15331
Location :	Marčana
Building size :	136 m2
Lot size :	554 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 €

FOR SALE – Modern Villa with Pool, 2 km from the Sea (Duga Uvala)

In a peaceful and attractive location, just 2 km from the beautiful Duga Uvala beach, a modern villa with a pool and three bedrooms is for sale, ideal for vacation, year-round living, or as an investment for tourist rental.

This property offers the perfect blend of privacy, nature, and proximity to the sea, with the possibility of being customized on a "turnkey" basis, fully according to your wishes. The villa is situated on a plot of 554 m², while the total living area amounts to 135.83 m².

Special emphasis has been placed on the outdoor space, which includes two covered terraces of 11.92 m² and 12.24 m², as well as a private pool and a landscaped yard that ensures complete privacy and a pleasant outdoor stay.

Room layout:

- Spacious kitchen with dining area: 44.49 m²
- 3 bedrooms:
  12.49 m²
  15.06 m²
  17.72 m²
- 3 bathrooms:
  2.54 m²
  5.35 m²
  5.49 m²

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- Storage room: 3.35 m²
- Technical room: 5.18 m²

The location is extremely convenient as the property is only 2 km from the sea, 9 km from Pula Airport, and 14 km from the center of Pula, allowing for quick access to all essential amenities while providing peace and relaxation in a natural setting.

Purchase options:
1. Shell construction phase – villa in built condition, final finishing according to the buyer's wishes
2. "Turnkey" – fully finished villa according to your choice and design