ISTRIA ADRIA
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Code :	15403
Location :	Marčana
Building size :	124 m2
Lot size :	463 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	A

Price : 480.000 €

Vodnjan Area – Modern Villa with Pool Under Construction, 124 m²

In a peaceful and picturesque location, just 10 km from Vodnjan, the construction of a modern villa is underway, combining contemporary design, functionality, and top-quality construction. Situated on a plot of 463 m², this property is ideal for family living, vacationing, or as an investment for tourist rental.

The villa will feature 124 m² of net living space and will be designed with one part of the house being single-story, while the other will be two-story, providing maximum comfort and a functional layout.

On the ground floor, there will be an entrance hallway, a guest toilet, a storage room, a boiler room, and a spacious open-plan living area that combines the kitchen, dining room, and living room with access to a covered terrace and pool. There will also be one bedroom with an en-suite bathroom on the ground floor.

Upstairs, there will be a hallway and two spacious bedrooms, each with its own bathroom, ensuring complete privacy and comfort for future owners.

The special ambiance is enhanced by a 27 m² pool and a 29 m² auxiliary building with a fireplace, designed as a summer kitchen with large sliding glass walls – an ideal place for gatherings throughout the year.

Equipment and Features:

- Net living area: 124 m²
- Plot: 463 m²
- Pool: 27 m²
- Auxiliary building/summer kitchen: 29 m²
- Three bedrooms, each with its own bathroom

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- Underfloor heating (12 V)
- Air conditioning units
- High-quality PVC joinery with shutters
- Large format ceramics
- Premium sanitary equipment
- Preparation for video surveillance
- Option to purchase a fully furnished and equipped house for an additional fee, as agreed with the investor.

The property is located in a tranquil environment, surrounded by nature and greenery, far from city noise, yet within a short distance from Vodnjan, Fažana, Pula, and the beautiful Istrian beaches.

This modern villa represents an excellent opportunity for anyone seeking a quality home in nature or a secure investment for tourist rental.

For more information, please