

ISTRIA ADRIA
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Code :	15829
Location :	Marčana
Building size :	110.60 m2
Lot size :	607 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 :	Not specified
Year of construction :	2026

Price : 450.000 €

In the peaceful and green neighborhood of Pavičini, Marčana, a newly built, thoughtfully designed Boutique Mini-Resort is available. The complex consists of three separate, fully equipped, and modernly designed ground-floor holiday homes. Each house is designed as an independent unit that offers complete privacy, its own pool, covered terrace, and private garden—without sharing space with neighbors.

The residential mini-resort is situated on a spacious plot of 607 m². The total net usable area of all three houses is 110.61 m²:

HOUSE A: 36.27 m² net usable area

HOUSE B: 35.75 m² net usable area

HOUSE C: 38.59 m² net usable area

All units are sold fully furnished and equipped, with no need for additional investments.

The kitchens are equipped with high-quality, new built-in appliances:

- Built-in dishwasher
- Refrigerator with freezer
- Oven and cooktop
- Kitchen hood
- Washing machine

In addition to the compact and exceptionally functional interiors, the houses within the mini-resort provide ample outdoor space designed for maximum comfort and enjoyment outdoors:

- Private pool: Each house has its own pool measuring 4.5 × 2.5

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m (depth 1.4 m).

- Private garden: Landscaped green area of 60 to 100 m² next to each unit.

- Lounge terrace: Covered outdoor space with modern pergolas, sunbathing areas, and secured parking spaces.

Distance from the sea (as the crow flies): approx. 900 m

Distance from the coast and beaches (by car): approx. 2 km

One house is fully completed in 2026 and immediately habitable, while the remaining two are in the final stages of furnishing.

For more information and viewings, please