

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



Code :	15832
Location :	Marčana
Building size :	38 m2
Garden size :	0.00 m2
Distance from sea :	2000 m
Number of floors :	1
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 164.000 €

In Pavićini, in the peaceful and green surroundings of the Marčana municipality, a modern single-story house is for sale, located in a newly built boutique mini-resort with only three separate houses.

The house has a net usable area of 38.59 m² and is designed to provide maximum functionality and comfort in a compact space.

It includes a private swimming pool measuring 4.5 × 2.5 m, a landscaped private garden of approximately 60–100 m², and a covered lounge terrace with a modern pergola, ideal for outdoor living and relaxation.

The house is sold fully furnished and equipped, including a modern kitchen with new built-in appliances: a dishwasher, refrigerator with freezer, oven, cooking hob, extractor hood, and washing machine.

The location is approximately 900 m from the sea in a straight line, or about 2 km from the coast and beaches by car.

This property represents an excellent opportunity for those looking for a modern house with a private pool and outdoor space, whether for personal vacation or as an investment with potential for tourist rental.

There is an option to purchase an individual house or the entire mini-resort.

For more information and viewings, please