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Code :	16253
Location :	Marčana
Building size :	248 m2
Lot size :	860 m2
Garden size :	0.00 m2
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	5
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A

Price : 850.000 €

A beautiful villa with a swimming pool on a spacious plot, built in 2025.
The villa has a living area of

248 m² and is situated on an 860 m² plot.
It is located in a quiet area near Loborika.

The layout includes an entrance hall, an open-plan living room, a kitchen, and a dining area, featuring large glass walls that open from the living room onto a terrace, the swimming pool, and a sunbathing area.
The kitchen provides access to an outdoor space equipped with a summer kitchen and a large barbecue—an ideal setting for family gatherings.
The ground floor also houses a charming small wine cellar, a bathroom, a room designated for a sauna, and a utility room containing the boiler (supported by a solar panel heating system).

An internal staircase leads to the upper floor, which features four spacious bedrooms, each with its own en-suite bathroom.

The house is fully air-conditioned, and all interior spaces are bright and filled with natural light.
The living room also includes the option for a wood-burning fireplace.

The property features a beautifully landscaped garden with a 10 x 3-meter swimming pool equipped with an electrolysis system, a heat pump, and a sunbathing area.
There is also a children's playground and two garden sheds.

The property offers ample parking for several vehicles and

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features accessible entry points designed for strollers, the elderly, and individuals with disabilities.
Olive trees are planted along the perimeter fence.
The entire property is enclosed, featuring a remote-controlled entrance gate and a video intercom system. This beautiful property is fully furnished and equipped, featuring an elegant and functional interior, as well as a meticulously landscaped exterior designed with great attention to detail.

Following its construction in 2025, the owner successfully launched a tourist rental business; the house is currently booked for rentals through the end of October, offering the new owner the opportunity to continue this activity and recoup their investment.

Distances:
- Airport: 5 km
- Pula: 10 km
- Sea: 10 km

An ideal investment in the tourism sector.