

## ISTRIA ADRIA

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|                              |               |
|------------------------------|---------------|
| <b>Code :</b>                | 06132         |
| <b>Location :</b>            | Marčana       |
| <b>Building size :</b>       | 198 m2        |
| <b>Lot size :</b>            | 535 m2        |
| <b>Garden size :</b>         | 0.00 m2       |
| <b>Number of floors :</b>    | 2             |
| <b>Number of bedrooms :</b>  | 4             |
| <b>Number of rooms :</b>     | 6             |
| <b>Number of bathrooms :</b> | 4             |
| <b>Air conditioning :</b>    | Yes           |
| <b>Swimming pool :</b>       | Yes           |
| <b>Energy efficiency :</b>   | Not specified |

Price : 670.000 €

Marčana, luxury duplex Villa

Luxury duplex Villa in Marcana for sale.

The villa has a total area of

198.45 square meters, consists of a ground floor and an upper floor.

On the ground floor there is a fully equipped kitchen with a dining room and a living room that opens to the outside space, and one bedroom with a bathroom.

Upstairs there are three more bedrooms with bathrooms and access to the terrace.

In addition to the bedrooms, there is a wellness oasis with a hot tub and a sauna on the first floor.

The villa is for sale fully equipped with luxury furniture and equipment.

The villa is fully air-conditioned.

There is a swimming pool with a waterfall, a sunbathing area, and a summer kitchen in the garden.

The yard is completely fenced, every detail was taken care of during the decoration of the Villa and the garden.

An excellent investment if you want to continue the rental business or enjoy the peace and quiet of your own home.