

## ISTRIA ADRIA

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<b>Code :</b>	07704
<b>Location :</b>	Marčana
<b>Building size :</b>	125 m2
<b>Lot size :</b>	909 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	1500 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

Price : price on request €

We are selling a beautiful one-story house with a swimming pool, near Marčana. The house has an area of 125 m2 and a garden of 909 m2.

It consists of two bedrooms with bathrooms, a storage room that can be converted into an additional bedroom, a large living room, a kitchen with a dining room. All rooms have access to the terrace and pool. Heating and cooling - air conditioning, underfloor heating installed, but not yet activated. The purifier was in charge of waste water.

The distance from the sea is 1500 meters or a few minutes' drive. The house was built in 2023.

Ownership is 1/1 and no encumbrances.