

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08687
Location :	Marčana
Building size :	124 m ²
Lot size :	463 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 494.400 €

A modern villa for sale in the Municipality of Marčana, perfect for family life or as a rental investment. This property will be an ideal place to enjoy privacy and nature, away from the city noise.

Net living area of

the villa: 124 m²

Plot area: 463 m²

Swimming pool: 27 m²

Auxiliary building: 29 m² (summer kitchen with fireplace and large sliding glass walls).

Room layout:

Entrance hall

WC

Pantry

Boiler room

Large open space area (kitchen, dining room, living room) with access to the terrace

3 bedrooms, each with its own bathroom.

Villa features:

Quality of equipment: Top-quality PVC joinery with roller shutters, large-format ceramics, top-quality sanitary ware.

Underfloor heating: 12 V underfloor heating system.

Air conditioning for maximum comfort.

Installation for cameras for security.

The villa is located in a small picturesque village in the Municipality of Marčana, surrounded by nature, away from the noise and crowds, providing complete privacy and peace. Ideal for nature lovers and relaxation, and also offers rental potential.

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Planned completion date 2026