



## NEW Modern Villa with pool on a large estate is for sale | Istria | Croatia

450.000 €

2.009 €/m<sup>2</sup>

New modern villa with traditional architectural elements. It is located on the village borders on the large fenced piece of land with no immediate vicinity of neighbors, surrounded by trees and offering complete privacy and tranquility.

The villa was built in 2016 and has 224 m<sup>2</sup> of a net living area with a green garden that covers the total area of 4,000 m<sup>2</sup> ( 2000 m<sup>2</sup> is building land ). Also, it is possible to purchase 12,000 m<sup>2</sup> of green forest next to the property.

Interior is arranged in modern style with the use of high-quality natural materials.

The villa has 4 bedrooms and a spacious living area with direct access to the pool and large sun terrace.

Two bedrooms are on the ground floor and they share one bathroom. On the second floor, there is one bedroom with en suite bathroom and a Master bedroom with en-suite bathroom, balcony and large bathtub from which you can enjoy a spectacular view of distant hills.

### Summary

Location	Marčana	Property ID	1825
Price	450.000 €	Type	house
Area	224 m <sup>2</sup>	Land area	4,000 m <sup>2</sup>
Bedrooms	4	Bathrooms	3
Parking spaces	4	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner

Price/m²	2.009 €	Tax	4%
Energy certificate	A	Subtype	detached, family house, villa

## Distances

Center	500 m
Sea	3 km
Pula airport	6 km
Rijeka airport	118 km
School	800 m
Trst airport	163 km
Venezia airport	288 km
Store	500 m
Transportation	100 m

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