

Everything you need – new house with pool in istria Marčana

430.000 €
2.810 €/m^2

This modern and high quality built house with pool has found its place in the quiet part of Kavran, just a few kilometers from Pula and the beaches. Surrounded by nature, this property offers a perfect combination of comfort, privacy and natural surroundings. The property is ideal for a family looking for a quiet home, but also as an investment for renting to tourists with a great income potential.

Main features:

- Modern new building (2023), built for the owner, which guarantees high quality and careful construction.
- Compact and functional house, easy to maintain, ideal for a family or for tourist rental.
- The southwest-facing terrace overlooking nature, offers sunshine all day long and beautiful surroundings.
- Pool with small garden - perfect for relaxation with privacy.
- Three spacious bedrooms, including the master bedroom with private terrace.
- Fully furnished and ready to move in, with no additional expenses.
- Exceptional potential for tourist rental with an estimated annual income of €30,000, categorized as a 4-star property.

Location and surroundings

This house is located in the quiet part of Kavran and is surrounded by nature, which guarantees a feeling of privacy and relaxation. Beautiful beaches are only 2 km away, while Pula and the city's offerings are 24 km away. The property is located on the edge of a construction zone, which ensures peace and natural surroundings and is ideal for those who want to escape the hustle and bustle of the city, but still not be too far from all the important places.

Investment opportunity

This property offers great potential for tourist rental as a 4-star property with an estimated annual income of €30,000. Investing in this house means a secure return on investment, as there is always demand for small houses and the value of a property with such a location and quality will remain in the future.

Note: If this property is too small for you, there is also the option of purchasing the house next door. You can find more information about this via the following link: ID 2551.

Summary

Location	Marčana	Property ID	2550
Price	430.000 €	Type	house
Area	153 m²	Land area	363 m²
Bedrooms	3	Bathrooms	4
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southwest
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.810 €	Real estate transfer tax	3%
Energy certificate	A	Subtype	family house, semidetached

Distances

Sea	1.7 km
Restaurant	280 m
Sport facilities	750 m
Store	2.8 km
Pula	24 km
Rovinj	42.5 km
Venezia airport	277 km
Pula airport	184 km

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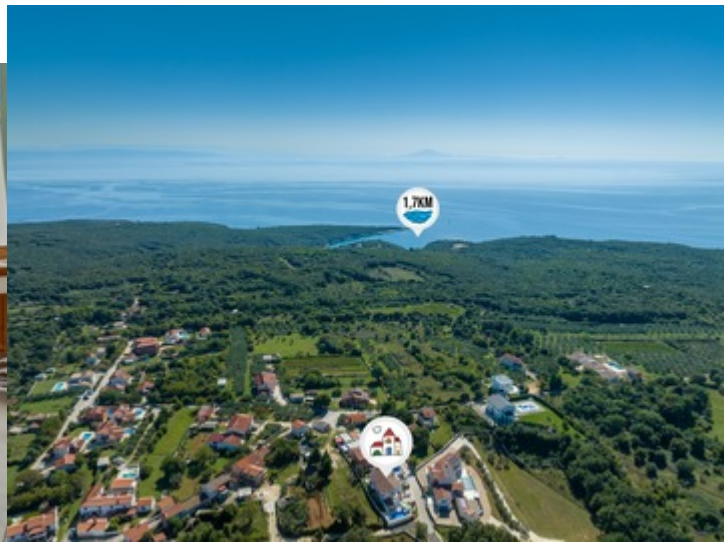
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