MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11393
Location :	Marčana
Building size :	140 m2
Lot size :	700 m2
Distance from center :	10000 m
Distance from sea :	8000 m
Distance from airport :	10 km
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price :	315.000 €

Marčana is located in a peaceful part of Istria, on the edge of the building zone, surrounded by untouched nature. It is only 8 kilometers away from the sea, offering the perfect balance between privacy and proximity to coastal amenities. From Pula, it takes about 20 minutes to reach Marčana, as it is located around 20 kilometers southeast, with the road leading through picturesque villages such as Šišan.

This single-story house, currently under construction, has a net area of 140 square meters and is designed with an emphasis on comfort and functionality. The entrance hallway leads to a spacious living area that includes a kitchen, dining room, and living room, perfect for family gatherings and relaxation. From the living room, there is access to a covered terrace with a summer kitchen, ideal for enjoying warm summer evenings, grilling, and spending time with family and friends.

The house features three spacious bedrooms, one of which has its own en-suite bathroom, providing extra privacy. In addition to this, the house includes another bathroom and a separate WC. The functionality of the space is further enhanced by the presence of a laundry room and pantry, making the home practical and well-organized.

The property boasts a large yard, with a planned swimming pool that will be perfect for relaxation and enjoyment during the summer months. The pool and spacious outdoor area provide an ideal setting for outdoor activities, while the surrounding nature

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contributes to the peaceful and relaxing atmosphere.

This house is being sold on a "turnkey" basis, meaning it will be fully completed and ready for occupancy, but without furniture and flooring. This approach allows new owners to personalize the interior to their own tastes and needs, creating their perfect home.

With its modern layout, spacious interior, and attractive outdoor space with a pool, this property presents an excellent opportunity for those seeking a peaceful and natural environment, while still being close to the coast and all the amenities it offers. It is an ideal choice for comfortable living in Istria.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.