


ID 1645-1 549.000 €

# Istria, Exclusive House in Mutvoran – Fully Furnished, with Pool and Garden

 Marčana, Mutvoran


## Basic information

PRICE	549.000 €
AREA	156 m <sup>2</sup>
LAND AREA	798 m <sup>2</sup>
GARDEN AREA	700 m <sup>2</sup>
PRICE PER SQUARE	3.519 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Detached house
LOCATION	Marčana, Mutvoran
REAL ESTATE ID	1645-1

For Sale – House with Pool, Marčana, Istria!

We are selling a newly built, modern, fully furnished family home in the municipality of Marčana, situated in a peaceful, green area near the historic village of Mutvoran – one of Istria's hidden gems. The house is sold fully furnished and move-in ready, standing out for its exceptional brightness and abundance of natural light throughout the day. The evenings are particularly pleasant thanks to the area's unique microclimate.

Mutvoran, today home to only about twenty residents, offers a tranquil environment far from city noise and urban bustle. The settlement boasts a rich history dating back to the Bronze and Iron Ages and is known for its preserved walls, triple town gates, old tower, and the parish church of St. Mary Magdalene, which features a rare wooden altar and a restored bridal wreath once worn by local brides. At the entrance to the village, there is also a lapidarium with replicas of the famous "Mutvoran Bestiary," while the originals are kept at the Archaeological Museum of Istria. The village comes to life during interpretative walks and cultural events.

The house consists of an entrance hall, corridor, utility room, guest WC, kitchen with dining area, spacious living room with access to a large terrace with preparations for an outdoor kitchen, three generously sized bedrooms, and two modern bathrooms. It is equipped with underfloor heating powered by a heat pump, and there is also a heated outdoor pool of 24 m<sup>2</sup> with its own heat pump. The garden is automatically irrigated, and lawn maintenance is completely effortless – a robotic mower cuts the grass daily, keeping the surroundings perfectly neat and tidy.

The location offers the perfect balance of privacy, nature, and proximity to the sea. Nearby, you will find unspoiled beaches with crystal-clear waters, and the area is well-known for its numerous cycling trails. The "343 Proština" route passes through picturesque villages and partly along the coastline, while the "Flanatica" route follows an ancient Roman road, offering stunning views of the Raša Bay. It is ideal for recreational riders, families, and lovers of active holidays.

Built with high-quality materials and thoughtfully designed details, this house is perfect as a family home or a tourism investment. It offers luxury, comfort, natural light, and peace, combined with the historical and natural charm of Istria.

Don't miss the opportunity to become the owner of this unique property! Contact us today and discover all that Marčana and Mutvoran have to offer.

#forsale #realestate #house #istria #newbuild #marcana #mutvoran #cycling #pool

## More information

FEATURES	Close to the shop, Close to the beach, Exclusive interior, Quiet area, Furnished, Equipped kitchen, Electricity connection paid, Water connection paid, Panoramic view, Access - paved, Well-maintained yard, Large terrace, Large glass walls
EQUIPMENT	Pool, Shower cabin, Air conditioning, Dishwasher, Floor heating, Intercom, Security door, Barbecue, Smart house, Garden shed
INFRASTRUCTURE	Waterworks, Cable TV, Cesspit, Electricity, Active telephone line
PERMITS	Owner's certificate, Occupancy permit, Building permit
CONSTRUCTION YEAR	2025.
TOTAL FLOORS	One floor
RESIDENTIAL UNITS	1
ROOMS	5
BEDROOMS	3
BATHROOMS	2
ORIENTATION	South, Southwest, East, Southeast, West
ENERGY EFFICIENCY	A.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	2 min
DISTANCE FROM SEA	4.0 km
DISTANCE FROM BEACH	4.0 km
DISTANCE FROM CENTER	100 m
DISTANCE FROM CENTER	New construction, Maintained, Habitable
HEATING	Gas central heating, Electric heating, Air condition, Heat pump, Fireplace
SPACES	Dining room, Living room, Utility room, Hall, Kitchen, Bathroom, Summer kitchen, Parking, Bedroom, Terrace, Toilet, Garden
JOINERY	ALU - PVC

[View listing](#)