

ID 1649-1 495.000 €

## A new house with a swimming pool under construction | close to Pula, Marčana

**Marčana**



### Basic information

|                   |                    |
|-------------------|--------------------|
| PRICE             | 495.000 €          |
| AREA              | 219 m <sup>2</sup> |
| LAND AREA         | 700 m <sup>2</sup> |
| PRICE PER SQUARE  | 2.235 €            |
| AGENCY COMMISSION | 3 % + VAT          |
| REAL ESTATE TYPE  | Detached house     |
| LOCATION          | Marčana            |
| REAL ESTATE ID    | 1649-1             |

Istria | New detached house with swimming pool under construction near Pula, located in an oasis of peace with a spectacular view of vineyards, greenery, and the Kvarner islands.

The house consists of a ground floor and a first floor.

On the ground floor there is a kitchen, dining area, living room, storage room, one bedroom with en-suite bathroom, and a utility room.

The first floor features three spacious bedrooms, three bathrooms, and a large terrace.

The landscaped garden will include a swimming pool of 39.2 m<sup>2</sup> with an overflow pool of 6.4 m<sup>2</sup>, a terrace, parking spaces, and a relaxation area.

PVC joinery in anthracite color is planned, including mosquito nets and shutters.

The price includes the first phase preparation for underfloor heating, as well as air conditioning throughout the house.

The villa is sold fully completed. A major advantage for the future buyer is the opportunity to personalize the interior according to their own style, as the property is currently under construction.

The house is located only 15 minutes' drive from Pula and 17 minutes from the sea.

All everyday amenities such as supermarkets, primary school, pharmacy, pizzeria, and florist are available within a 5-minute drive.

We also recommend visiting nearby family farms (OPGs) around Marčana, offering fresh organic fruit and vegetables, honey, and top-quality olive oil.

Construction is scheduled to begin in 2026.

Feel free to contact us to arrange a viewing appointment.

An additional benefit is that the buyer does not pay the 3% real estate transfer tax.

## More information

|                      |  |
|----------------------|--|
| FEATURES             | Close to the town centre, Close to the shop, Close to the beach, Close to the school, Quiet area, Unfurnished, Panoramic view, Project documentation |
| EQUIPMENT            | Pool, Air conditioning, Floor heating  |
| INFRASTRUCTURE       | Waterworks, Cesspit, Electricity   |
| PERMITS              | Owner's certificate, Building permit   |
| CONSTRUCTION YEAR    | 2026.  |
| TOTAL FLOORS         | One floor  |
| RESIDENTIAL UNITS    | 1  |
| ROOMS                | 6  |
| BEDROOMS             | 4  |
| BATHROOMS            | 4  |
| TRANSPORTATION       | Bus  |
| DISTANCE FROM SEA    | 10.0 km  |
| DISTANCE FROM CENTER | New construction, Under construction, Maintained   |
| HEATING              | Air condition  |
| SPACES               | Dining room, Living room, Utility room, Hall, Kitchen, Bathroom, Pantry, Parking, Bedroom, Terrace, Toilet, Garden                                   |
| JOINERY              | PVC  |

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