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ID 1734-1 670.000 €

Istria, Luxury house ready to move in, Marčana

Marčana



Basic information

PRICE	670.000 €
AREA	200 m²
LAND AREA	535 m²
GARDEN AREA	400 m²
PRICE PER SQUARE	3.350 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Semi-detached house
LOCATION	Marčana
REAL ESTATE ID	1734-1

MODERN FAMILY VILLA WITH POOL & WELLNESS - MARČANA, NEAR PULA

For sale is a newly built, modern family villa located in the peaceful village of Marčana, in eastern Istria, just 4 km from the sea and unspoiled natural beaches known for their crystal-clear waters and relaxed atmosphere, away from mass tourism.

The house was built in 2025, spans two floors and offers a total living area of 200 m². It features four spacious bedrooms, four modern bathrooms, an open-plan kitchen with dining and living area, a laundry room, as well as a private wellness area with sauna and jacuzzi. The property is fully furnished with high-quality designer furniture and is ready for immediate use.

The landscaped garden includes a 38 m² swimming pool, equipped with a heat pump for heating and cooling, allowing extended seasonal use. A covered outdoor kitchen with barbecue, dining table and seating area provides the perfect space for summer gatherings and relaxing evenings.

The villa is equipped with underfloor heating via a heat pump and air-conditioning units for cooling, ensuring year-round comfort and energy efficiency. Additional features include a 17 kW electric vehicle charging station and private parking for up to four cars.

Istria is one of the most desirable regions in the Mediterranean, known for its safety, high quality of life, gastronomy, wines, olive oil and rich cultural heritage. Marčana offers a perfect balance of privacy and accessibility, with shops, restaurants, school and kindergarten nearby. Pula is only 15 km away, while Pula International Airport is approximately 10 km away.

Popular destinations such as Fažana and Brijuni National Park (20 km), Rovinj (40 km), Poreč (55 km) and Opatija (90 km) are easily reachable. During the summer months, Pula hosts numerous cultural and entertainment events, including concerts and film festivals held in the famous Roman Amphitheatre - the Arena.

This property is ideal as a family home, luxury holiday villa or a highly attractive investment for tourist rental.

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More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Close to the school, Exclusive interior, Public parking - free, Quiet area, Furnished, Equipped kitchen, 24 hour security service, Access - paved, Well-maintained yard, Large terrace, Large glass walls, Luxury
EQUIPMENT	Alarm, Pool, Hydromassage tub, Shower cabin, Wi-Fi network, Air conditioning, Dishwasher, Floor heating, Intercom, Security door, Barbecue, Satellite TV, Sauna, Built-in wardrobe, Video surveillance, Charger for electric vehicles
INFRASTRUCTURE	Waterworks, Cesspit, Electricity, ADSL Internet, Active telephone line
PERMITS	Owner's certificate, Occupancy permit in process
CONSTRUCTION YEAR	2025.
TOTAL FLOORS	One floor
RESIDENTIAL UNITS	1
ROOMS	4
BEDROOMS	4
BATHROOMS	4
ORIENTATION	North, Northeast, Northwest
ENERGY EFFICIENCY	A+.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	1 m
DISTANCE FROM SEA	5.0 km
DISTANCE FROM BEACH	5.0 km
DISTANCE FROM CENTER	200 m
DISTANCE FROM CENTER	New construction, Maintained, Habitable
HEATING	Electric heating, Air condition, Heat pump
SPACES	Bathroom, Summer kitchen, Pantry, Parking, Bedroom, Terrace, Garden, Room, Dining room, Living room, Utility room, Hall, Kitchen, Loggia
JOINERY	PVC

View listing