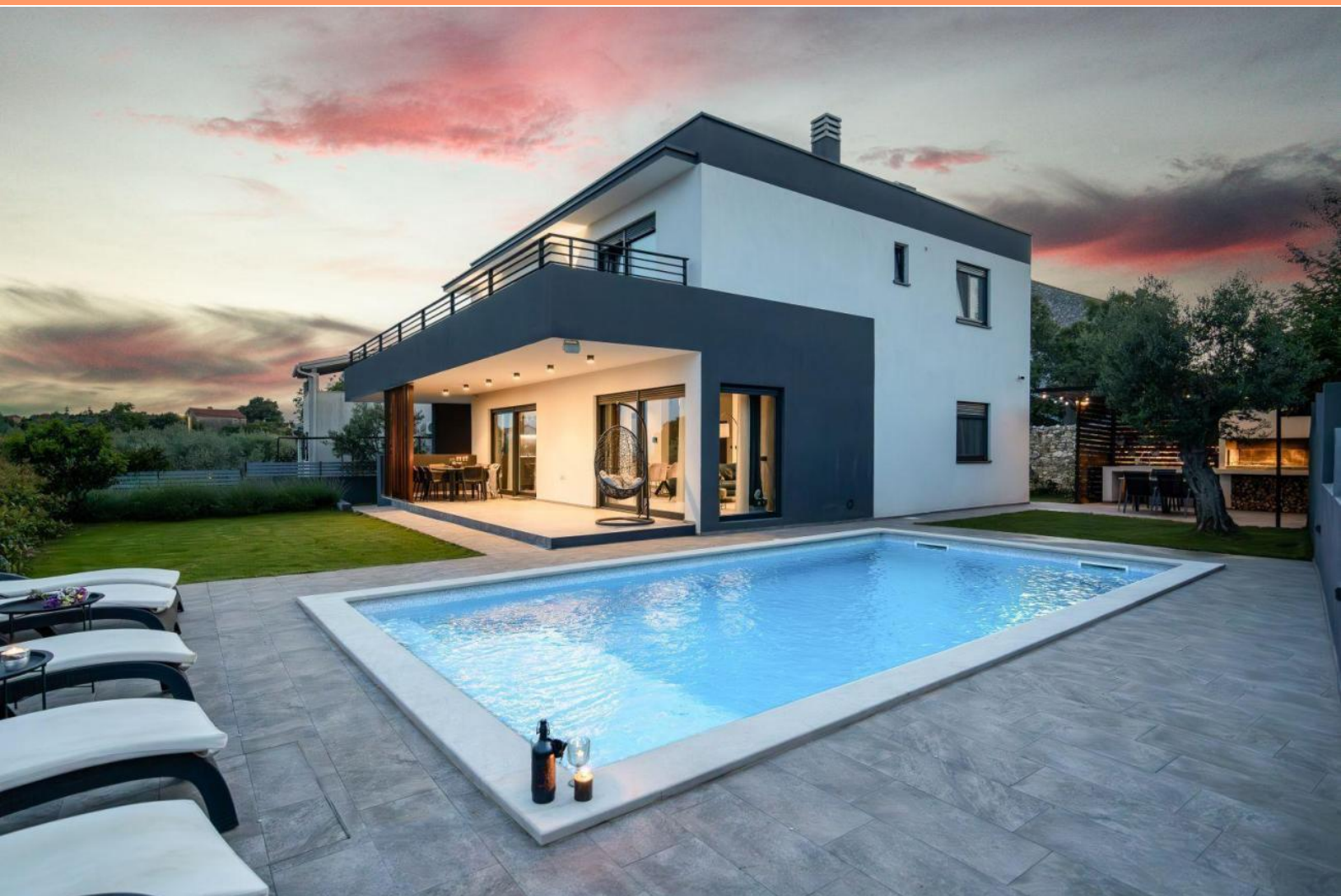


Villa

Krnica, Marčana, Istria



Ref	RE-U-32129
Type	Villa
Region	Istria > Pula
Location	Krnica, Marčana
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	238 sqm
Plot size	670 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 757 000

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Beautiful villa with a sea view in Krnica!

In a charming family settlement, close to pristine beaches, stands a beautiful modern villa with a sea view.

We are pleased to present this exquisite modern villa, located in a serene settlement that offers all the essentials for a safe and tranquil year-round lifestyle. Nestled on a quiet street, yet close to the village center, this villa is just a short drive from natural beaches with turquoise waters. Combining modern luxury with family comfort and simplicity, this villa promises a unique living experience that is sure to captivate at first sight. Seize the opportunity to own this first-class villa, which is certain to exceed all your expectations!

DESCRIPTION OF THE VILLA: This villa boasts panoramic views of the sea and the island of Cres, encompassing a total of 238 m² of living space across two floors. The ground floor features an entrance hall with a wardrobe area, leading to an open-plan living area without dividing walls. Here, a comfortable living room, a modern and fully equipped kitchen, and a spacious dining area await, perfect for the entire family. The villa is bathed in natural light, thanks to its smart orientation and movable glass walls, which also seamlessly connect the interior with the outdoor space.

The ground floor also includes a bedroom, a guest bathroom, and a storage room. Ascending the modern internal staircase, the first floor comprises three beautiful bedrooms, each with its own bathroom and access to a large covered terrace. This terrace offers a perfect retreat with an incredible view of the sea and the island of Cres, ideal for relaxation with a glass of your favorite wine. Additionally, the villa features a fully equipped gym, which can be converted to suit your needs, be it an office, an additional bedroom, or a spa area.

High ceilings and spacious rooms on each floor exude luxury and comfort. The interior design employs warm, neutral colors to create a harmonious and pleasant living environment. Every piece of furniture has been carefully selected to ensure the highest level of comfort and convenience.

DESCRIPTION OF THE PROPERTY: The villa is set on a 670 m² plot, accessed via an electric sliding gate from a paved road. The garden provides ample parking for four cars, two of which are covered. The centerpiece of the garden is a spacious 32 m² swimming pool, accompanied by a comfortable sunbathing area. Adjacent to the pool is a covered summer kitchen, perfect for entertaining with friends and family and for preparing your favorite delicacies on the barbecue.

The garden is adorned with Mediterranean plants, including old olive trees, which create a special ambiance, especially at night with thoughtfully designed lighting. The yard, filled with fragrant plants, offers a pleasant outdoor experience with its myriad scents and colors. It is completely fenced, ensuring a safe space for children to play and pets to roam freely.

IMPORTANT ADDITIONAL INFORMATION:

- Underfloor heating is installed throughout the villa, along with six air conditioners for cooling and heating. A beautiful fireplace in the living room adds to the cozy ambiance and serves as an additional heat

Villa

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source.

- The villa features smart heating, allowing you to adjust the temperature from anywhere and prepare your home for your arrival.
- An A+ energy certificate attests to the high quality and standards of the villa's construction and equipment.
- The villa is equipped with a video surveillance and alarm system for complete security.
- Electric blinds have been installed for convenience.
- The villa is sold fully furnished, as shown in the pictures.
- The ownership documentation is in order, with no encumbrances.

In summary, this villa offers the ultimate in comfort and modern luxury, making for a unique living experience. Its prime location in a quiet village, surrounded by nature and stunning beaches, combined with proximity to essential amenities, ensures a perfect setting for a safe year-round life. The panoramic views from the large terrace add a special touch to every morning. Don't miss the chance to own this first-class villa. For any additional questions or to schedule a viewing, please contact us at your convenience.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Swimming pool
Storage
Gym
Spa
Garden
Modern

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Price per m²:
3.181 €

Average price/m² of this type
in this region:
3.486 €

Median price/m² of this type
in this region:
3.542 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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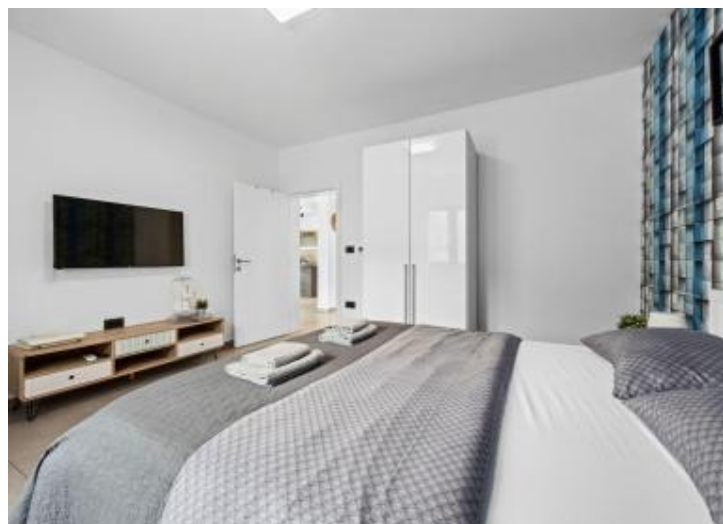
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