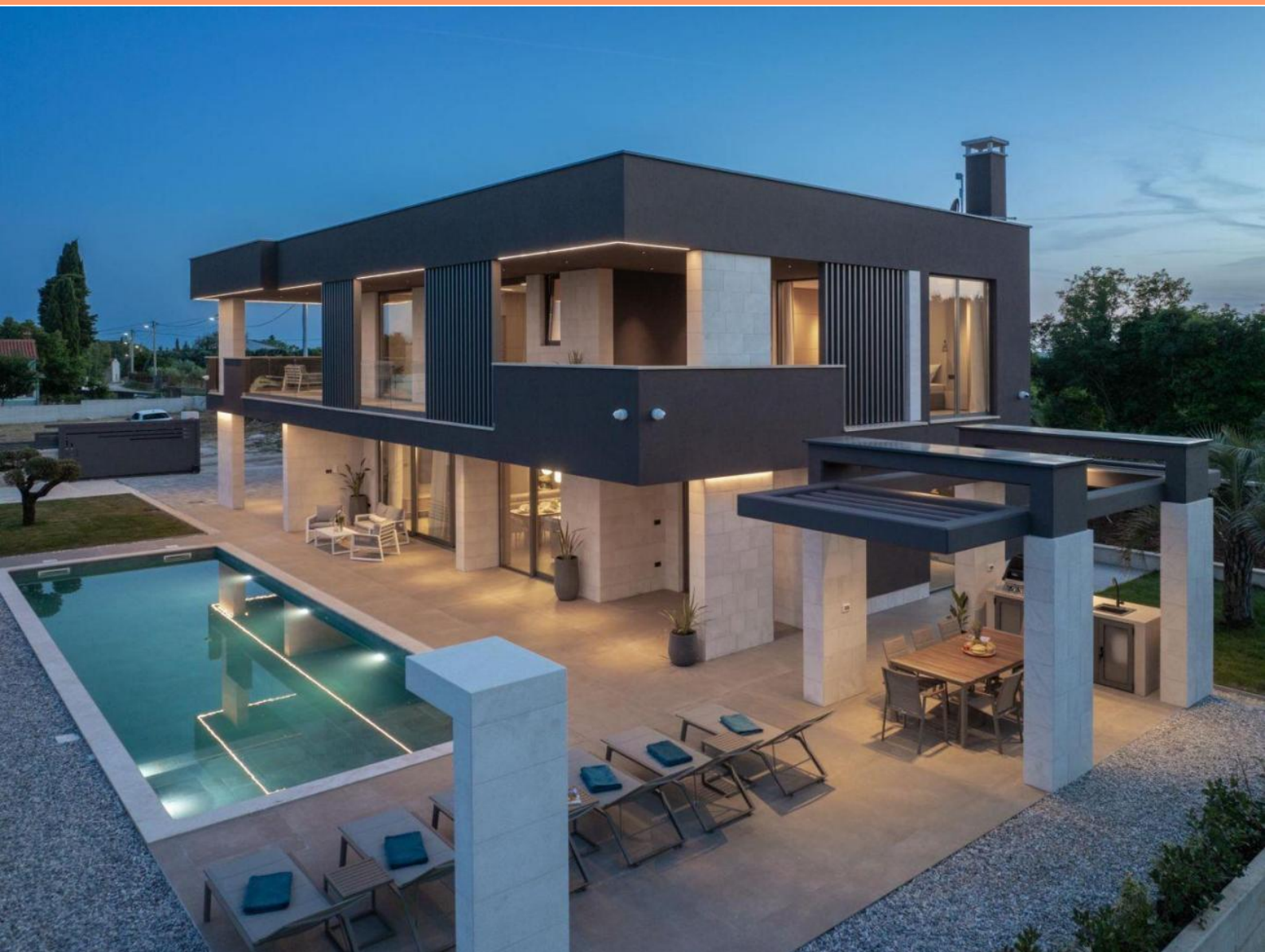


# Villa

Krnica, Marčana, Istria



<b>Ref</b>	RE-U-31962
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Krnica, Marčana
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	292 sqm
<b>Plot size</b>	890 sqm

# Villa

Krnica, Marčana, Istria



<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 690 000

# Villa

## Krnica, Marčana, Istria



Stunning newly built villa with sea views in Marčana, near Pula.

Krnica, located approximately 25 km southeast of Pula, is a well-known summer destination offering quality amenities and a tranquil atmosphere. Ideal for those seeking peace, natural beauty, and pristine coastline, Krnica is perfect for diving enthusiasts and offers a variety of activities, including tennis, mini golf, football, handball, volleyball, horseback riding, an adrenaline park, off-road vehicles, and water sports equipment rentals. The local cuisine is a highlight, with traditional Istrian dishes and the region's famous shrimp and seafood from the crystal-clear Adriatic Sea.

This impressive designer villa is truly breathtaking!

Situated on an 890 m<sup>2</sup> land plot, this outstanding new villa offers 208 m<sup>2</sup> of living space spread over two floors.

On the ground floor, you'll find a covered entrance, a spacious hallway, a guest toilet, an open-concept living room, kitchen, dining area with access to a covered terrace and pool, a laundry room, a technical room/storage space, and a tavern.

The first floor, accessed by an internal staircase, features three large bedrooms, each with its own bathroom, wardrobe, and access to a covered terrace with stunning sea views!

The outdoor area boasts a beautiful 60 m<sup>2</sup> heated swimming pool and a covered parking area to protect your vehicles in all weather conditions. The garden, visible from both the ground floor and the yard, offers spectacular views of the sea and nearby islands. It is beautifully landscaped with palm trees and other decorative plants, enclosed by a charming wall that ensures privacy and tranquility.

Constructed with top-quality materials and adorned with impressive stone details and designer furniture, this villa is being sold fully furnished. Its modern design will meet the highest standards of luxury living.

Don't miss the chance to embrace a life of effortless luxury.

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

Garden

Modern

# Villa

Krnica, Marčana, Istria



# Villa

## Krnica, Marčana, Istria



Price per m<sup>2</sup>:  
5.788 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.526 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.563 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

# Villa

Krnica, Marčana, Istria



# Villa

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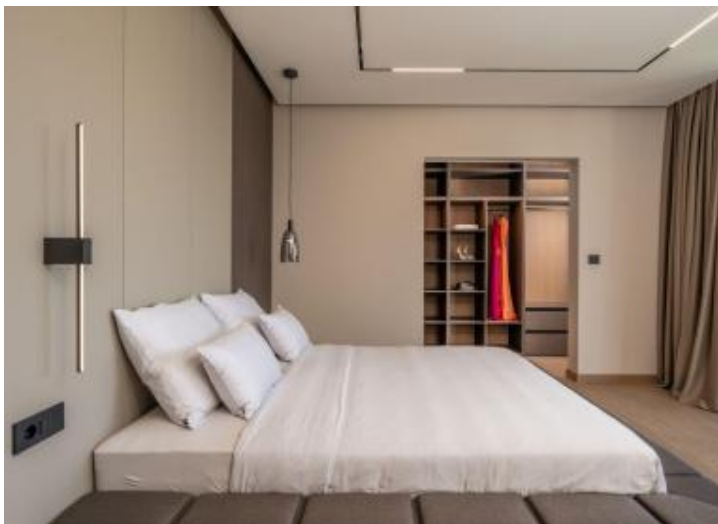
# Villa

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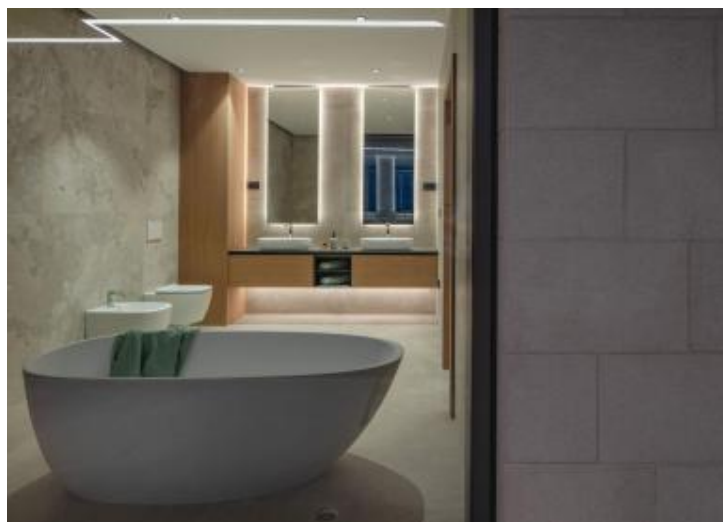
# Villa

Krnica, Marčana, Istria



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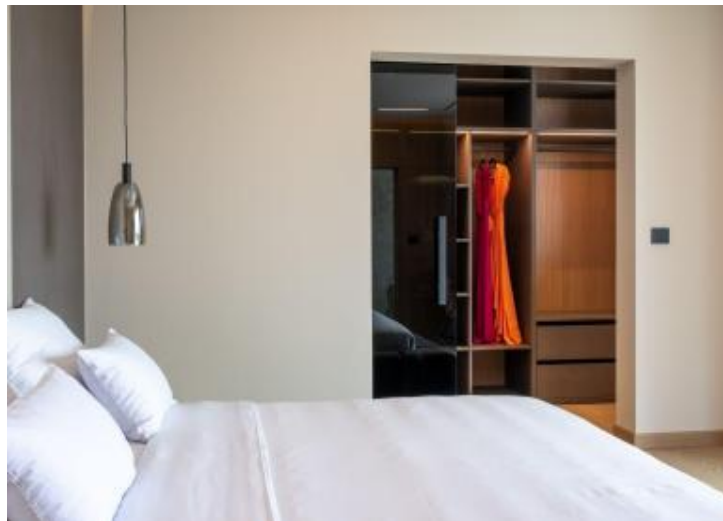
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