

Villa

Marčana, Istria



Ref	RE-U-46925
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	5500 m
Floorspace	212 sqm
Plot size	800 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 465 000

Modern Villa with Pool for Sale in Istria - Marčana, Croatia!

Are you looking for the perfect **real estate in Croatia for sale**? Discover this exceptional **villa in Istria for sale**, located on the peaceful edge of the charming village of **Marčana**. This property offers a unique blend of modern architecture and authentic Mediterranean surroundings, situated just 5 km from the crystal-clear Adriatic Sea.

Prime Location: Marčana - The Hidden Gem of Eastern Istria

Marčana is a picturesque municipality in the southeast of the Istrian peninsula, located only 12 km from **Pula**, Istria's largest city and home to a major international airport. Known for its 36 kilometers of untouched coastline, Marčana remains the least urbanized coastal zone in Istria, offering:

- **Pristine Nature:** Hidden rocky bays, turquoise waters, and lush green landscapes.
- **Authentic Lifestyle:** A region famous for world-class wine, olive oil, and cultural heritage.
- **Privacy & Peace:** An idyllic retreat away from the tourist crowds, yet close to dynamic urban centers.

Property Overview & Layout

This **modern Istrian villa** covers **212 sq.m.** of living space on a generous **800 sq.m. plot**. The house is designed to blend seamlessly with the landscape through its thoughtful use of colors and materials.

- **Ground Floor:** An expansive open-concept living area integrates the kitchen, dining room, and a bright living room with direct access to a covered terrace. It also features a guest toilet/laundry room, storage, and a technical room.

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- **First Floor:** Three spacious bedrooms and two bathrooms. A large, partially covered upper terrace offers stunning views of the surrounding Istrian greenery.
- **Outdoor Space:** The garden is anchored by a **private swimming pool** with a dedicated sunbathing area and an additional storage building.

Investment Opportunity & Flexibility

This property is currently offered in the "**High Roh-Bau**" stage (as seen in photos), providing a fantastic opportunity for the buyer to customize the final interior design, flooring, and finishes according to their personal taste.

Pricing Options:

1. **Current State (High Roh-Bau):** Price as listed.
2. **Turn-Key Option:** The property can be purchased fully completed (excluding furniture) with a landscaped garden at an adjusted price.

Why Buy This Property?

Whether you are searching for a **luxury family home in Croatia** or a high-yield **investment in Istrian tourism**, this villa is an ideal choice. Its proximity to Pula, the sea, and local amenities ensures long-term value and excellent rental potential.

Key Specifications:

- **Type:** Villa with Pool
- **Location:** Marčana, Istria, Croatia
- **Living Area:** 212 m²

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- **Land Area:** 800 m²
- **Bedrooms:** 3
- **Distance to Sea:** 5 km

Contact us today to schedule a viewing and secure your piece of the Istrian paradise!

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
Garden
Urbanized
Modern

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Price per m²:
2.193 €

Average price/m² of this type
in this region:
3.526 €

Median price/m² of this type
in this region:
3.563 €

Average price/m² of this type
in Croatia:
4.567 €

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

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