

Villa

Marčana, Istria



Ref	RE-U-47074
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	9000 m
Floorspace	145 sqm
Plot size	700 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 730 000

Modern Mediterranean Villa with Pool - Only 9 km from the Sea!

Located in the heart of **Marčana**, this stunning house with a swimming pool offers the perfect blend of **privacy, comfort, and authentic Istrian charm**. Just **12 km from Pula**, the region's largest city, this property enjoys a peaceful setting while remaining close to vibrant urban amenities and the Adriatic coast.

Marčana is one of Istria's hidden gems—renowned for its **crystal-clear sea, unspoiled 36 km coastline, rolling green landscapes, vineyards, and olive groves**. This area is ideal for buyers seeking a **tranquil Mediterranean lifestyle** away from mass tourism, yet within easy reach of beaches, restaurants, and cultural attractions.

Elegant Single-Level Home with Timeless Design

Set within a beautifully landscaped environment, this **145 m² villa** sits on a **700 m² private plot** and showcases **high-quality construction and refined architectural design**. Partially clad in stone, the home blends seamlessly into the natural surroundings, offering both **aesthetic appeal and long-term durability**.

The interior is thoughtfully designed on a **single floor** with a functional and modern layout:

- Spacious **open-plan living area** combining kitchen, dining room, and living room
- Direct access to a **covered terrace with summer kitchen** – perfect for outdoor dining
- **Three comfortable bedrooms**, each with its own en-suite bathroom
- Cozy **lounge area with open fireplace** for relaxing evenings
- Additional **guest toilet and technical/storage rooms**

Premium Comfort & Outdoor Living

The property is equipped for **year-round comfort and energy efficiency**:

- Air conditioning in every room
- Electric underfloor heating in bathrooms

The outdoor area is fully fenced and **professionally landscaped**, offering a true private oasis:

- **Swimming pool with sunbathing area**
- **Hot tub / jacuzzi** for relaxation
- **Children's playground**
- Private parking with **electric vehicle charging station**

Perfect for Living or Investment

With its **prime location near the sea, functional layout, and luxury outdoor features**, this property is ideal for:

- A **comfortable family home in Istria**
- A **holiday villa with pool**
- A **high-return tourist rental investment** in one of Croatia's most desirable regions

This is a rare opportunity to own a **modern Istrian villa with pool near the Adriatic Sea**, combining **privacy, nature, and premium lifestyle**.

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
Spa
Floor heating
Urbanized
Modern

Villa

Marčana, Istria



Price per m²:
5.034 €

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 €

Villa

Marčana, Istria



Villa

Marčana, Istria



Villa

Marčana, Istria



Villa

Marčana, Istria



Villa

Marčana, Istria



Villa

Marčana, Istria



Villa

Marčana, Istria



Villa

Marčana, Istria

