



DAMAC d.o.o.

ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: azra@almadominvest.com

web: www.almadominvest.com

info: +44 7375 637471 | +385 98 420 885



Code :	27716
Location :	Marčana
Building size :	200 m ²
Lot size :	450 m ²
Distance from center :	100 m
Distance from sea :	5000 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	4
Year of construction :	2024
Energy efficiency :	A+
Parking :	Yes
Air conditioning system :	Yes

Price : 670.000 €

For sale is a modern villa of top quality, built with an emphasis on high standards, comfort, and privacy. It is situated on a spacious plot surrounded by greenery, providing a peaceful and luxurious environment for living and relaxation.

The villa spans two levels.

On the ground floor, there is a spacious living room connected to the kitchen and dining area, along with a bathroom. From the living room, you can access a large covered and uncovered terrace of 69 m², adjacent to which is a 48 m² swimming pool, ideal for relaxation and enjoyment during the warmer months.

On the upper floor, there are four bedrooms, three bathrooms, additional storage space, a sauna, and a hot tub, creating the perfect combination of comfort, relaxation, and privacy.

The outdoor area includes a private landscaped garden with automatic irrigation, a summer kitchen with an outdoor dining area, a barbecue space, and a fully fenced yard with parking for two vehicles.

The villa is equipped with underfloor heating powered by heat pumps, air conditioning in every room, and a video surveillance system, ensuring a high level of comfort...