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|----------------------------------|---------------|
| <b>Code :</b>                    | 30002         |
| <b>Location :</b>                | Marčana       |
| <b>Building size :</b>           | 35.75 m2      |
| <b>Lot size :</b>                | 0 m2          |
| <b>Distance from center :</b>    | 0 m           |
| <b>Distance from sea :</b>       | 2000 m        |
| <b>Seaview :</b>                 | No            |
| <b>Number of floors :</b>        | 1             |
| <b>Number of rooms :</b>         | 1             |
| <b>Number of bathrooms :</b>     | 1             |
| <b>Year of construction :</b>    | 2026          |
| <b>Energy efficiency :</b>       | Not specified |
| <b>Parking :</b>                 | Yes           |
| <b>Air conditioning system :</b> | Yes           |

**Price : 164.000 €**

In the peaceful and green neighborhood of Pavićini, in the municipality of Marčana, a modern single-story house is for sale, which is part of a newly built boutique mini-resort consisting of only three separate houses.

The house has a net usable area of 35.75 m<sup>2</sup> and is designed as a completely independent unit that offers privacy and comfort. It features its own private pool measuring 4.5 × 2.5 m, a landscaped garden of approximately 60-100 m<sup>2</sup>, and a covered lounge terrace with a pergola and relaxation area.

The interior is modern and functionally designed, and the house is sold fully furnished and equipped, with no need for additional investments. The kitchen is equipped with new built-in appliances: a dishwasher, a refrigerator with a freezer, an oven, a cooktop, a hood, and a washing machine.

The sea is approximately 900 m in a straight line, while the distance to the coast and beaches is about 2 km by car.

This modern house is an excellent choice for personal vacations, year-round living, or as an investment for tourist rental.

There is an option to purchase an individual house or the entire mini-...