



Reference :	27942
Location :	Marčana, Peruški
Floor area :	136 m2
Plot size :	548 m2
Distance to sea :	2000 m
Parking :	Yes
Floors :	1
Bedrooms :	3
Bathrooms :	3
Air conditioning :	Yes
Energy rating :	A+
Year built :	2026
Title deed :	Yes

Price :	395.000 €
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Modern Villa with Pool, 2 km from the Sea (Duga Uvala)

Located in a peaceful and attractive area, just 2 km from the beautiful Duga Uvala beach, this modern villa with a pool and three bedrooms is for sale, making it ideal for vacation, year-round living, or as an investment for tourist rental.

This property offers the perfect blend of privacy, nature, and proximity to the sea, with the possibility of being customized on a "turnkey" basis, fully according to your wishes. The villa is situated on a plot of 548 m², while the total living area amounts to 135.83 m².

The house consists of a spacious kitchen with a dining area of 44.49 m², three bedrooms measuring 12.49 m², 15.06 m², and 17.72 m², and three bathrooms of 2.54 m², 5.35 m², and 5.49 m². Additionally, it includes a storage room of 3.35 m² and a technical room of 5.18 m². The exterior features two covered terraces of 11.92 m² and 12.24 m².

The location is extremely convenient as the property is only 2 km from the sea, 9 km from Pula Airport, and 14 km from the center of Pula, allowing for quick access to all essential amenities while providing peace and relaxation in a natural setting.

Buyers have two options for realization. The first option is to purchase in the shell stage, where the villa is built, and the finishing touches are left

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to the buyer. The second option is "turnkey," where the villa is fully completed according to the buyer's desires and needs.

This property represents an excellent opportunity for a secure investment as well as for luxurious living by the sea.

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