



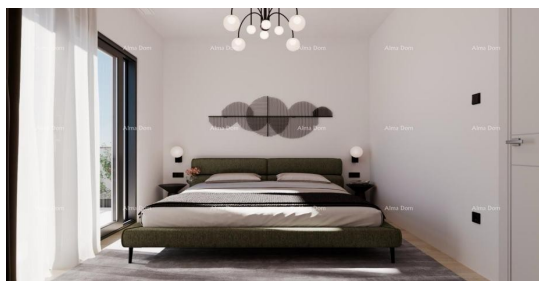
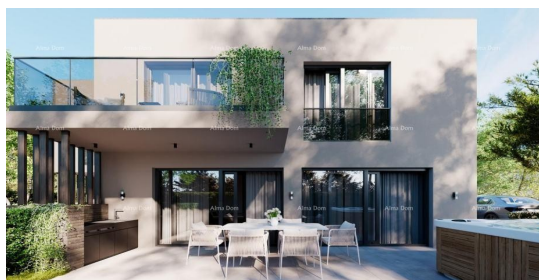
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Code :	29167
Location :	Marčana
Building size :	119.58 m2
Lot size :	250 m2
Distance from center :	200 m
Distance from sea :	3000 m
Seaview :	No
Number of floors :	2
Number of rooms :	3
Number of bathrooms :	2
Year of construction :	2026
Energy efficiency :	A+
Parking :	Yes

Price : 335.000 €

In a quiet and pleasant neighborhood, just a few minutes' drive from the sea and the beautiful beaches of southeastern Istria, a duplex house is for sale that represents the ideal blend of modern design, functionality, and quality living.

The property spans two levels and encompasses a net usable area of 119 m². The carefully designed layout provides maximum comfort and efficient use of space. The property consists of three bedrooms, two modernly furnished bathrooms, and a spacious open-concept living room connected to the kitchen and dining area. Large glass walls allow for plenty of natural light throughout the day and create a pleasant connection between the indoor and outdoor spaces.

From the living area, there is access to a covered terrace, perfect for relaxation and outdoor gatherings, while an additional value is added by the balcony overlooking greenery and a tranquil environment. The property features a well-maintained garden and secured parking spaces, providing a sense of privacy and comfort characteristic of a standalone house.

The property stands out with its modern architecture featuring a flat...