



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 778,800.47

Location

Country: Croatia
State/Region/Province: Istria
City: Pula
Posted: Nov 26, 2025

Description:

A beautiful newly built and fully furnished villa for sale near the city of Pula, located in the peaceful area of Marčana in Istria. This modern property in Croatia to buy was constructed between 2021 and 2022 and offers approximately 200 m² of living space spread over two floors, plus an additional attic area. It represents an excellent opportunity for anyone looking to buy a villa in Croatia, especially in the highly desirable region of Istria.

The ground floor features a spacious open-plan living room, a fully equipped kitchen with a dining area, a utility room, two large covered terraces, and direct access to the outdoor kitchen, swimming pool, barbecue area, guest toilet, and boiler room. An internal staircase leads to the first floor where four elegant bedrooms with their own private bathrooms provide comfort for family and guests. Above the main living areas, the villa includes an attic space that can be used according to the buyer's needs.

The location offers a peaceful environment away from crowds and noise, while the vibrant center of Pula is only a 10-minute drive away. Everyday essentials, including shops and services, are conveniently located within a 3-km radius, making the property ideal both as a holiday home and as an investment in real estate in Croatia to buy for rental income.

The villa is equipped with air-conditioning units for heating and cooling, as well as underfloor heating powered by a heat pump. It features PVC joinery with triple glazing and electric shutters, a heated 8x4 m pool finished with glass mosaic, a fully equipped outdoor kitchen, an electric entrance gate, an alarm and video surveillance system, and parking for three to four cars with an electric vehicle charging station. The



plot size is 564 m². The property currently uses a bio-septic system, while connection to the public sewage network is expected in 2026/2027. Preparation for solar panels has already been installed, offering future owners the option to reduce energy costs by utilizing solar power.

This villa in Istria to buy is an outstanding opportunity for anyone seeking modern real estate in Croatia, whether as a private retreat, a family holiday home, or a lucrative rental investment. For all additional details and to arrange a viewing, we invite you to contact us and discover this exceptional property in person.

Ref: RE-U-43679

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.

Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	200 sq m
Lot Size:	546 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3160/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-43679

