

## Moderna Villa u blizini Marčane, Marčana, House



### Seller Info

Name: Agencija Bagi Immobilien  
First Name: Agencija  
Last Name: Bagi Immobilien  
Company Name: Bagi Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://bagi-immobilien.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Fažana  
City area: Fažana  
Address: Istarska 10  
Mobile: 099 844 0297, 098 9655 281  
About us: BAGI IMMOBILIEN d.o.o. is a licensed real estate agency with many years of experience in the market and with its professional team that is ready to invest all their efforts to make it easier for you to get to your dream property.

### Listing details

#### Common

Title: Moderna Villa u blizini Marčane  
Property for: Sale  
House type: detached  
Property area: 187 m<sup>2</sup>  
Lot Size: 500 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 732,000.00 €  
Updated: Jul 14, 2024

#### Condition

Newbuild: yes  
Built: 2019

#### Location

Country: Croatia

State/Region/Province: Istarska županija  
City: Marčana  
City area: Krnica  
ZIP code: 52206

## Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: A+

## Parking

Number of parking spaces: 3

## Description

Description: Modern newly built villa near Marčana with pool. Modernly decorated detached villa for sale. The villa is spread over a landscaped garden of approximately 588m<sup>2</sup> with a private pool and an irrigated garden, while the property itself has 187m<sup>2</sup> and includes the ground floor and first floor. The ground floor has a high quality kitchen, living room, one bedroom and living room with pool and summer terrace with barbecue and summer kitchen. Upstairs are three spacious bedrooms, each with its own bathroom and exit to the balcony, upstairs is a room equipped as a gym. All rooms are air conditioned and under the entire villa is underfloor heating. The living room also has a modern wood-burning fireplace that gives a special atmosphere in the cool months. The property is for sale fully furnished. During the construction and furnishing of the property, attention was paid to the details, emphasizing comfort and luxury for future owners and guests. Quiet location allows the privacy of the villa, while in the immediate vicinity are all the necessary facilities for living restaurants, shops ... For all information, call +385 91 1509 059 (Viber/WhatsApp) and. order by e-mail: [aida.kudic@bagi-immobilien.hr](mailto:aida.kudic@bagi-immobilien.hr)  
ID CODE: 817

## Additional contact info

Reference Number: 386449  
Agency ref id: 817