

## Luksuzna villa sa prostranom okućnicom od 24 000 m2, Marčana, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Luksuzna villa sa prostranom okućnicom od 24 000 m2
Property for:	Sale
House type:	detached
Property area:	235 m <sup>2</sup>
Lot Size:	24378 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	14
Bathrooms:	3
Price:	1,350,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2019
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### Location

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



### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
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### Description

Description:	<p>LUXURY VILLA NEAR MARČANA For sale is a fully equipped luxury villa located on a property with a total area of 24 378 m2. It consists of a kitchen, dining room, living room, toilet, 4 bedrooms and 3 bathrooms with a total area of 235 m2. The house has a heated pool of 48 m2 with a beach and an auxiliary building with a total area consisting of a garage, entertainment room (billiards, table football) and gym. The house has an outdoor fireplace and barbecue. The house is fully equipped and as such is for sale. The house has underfloor heating and fan coils are installed in every room. In addition to excellent PVC joinery, the house has 10</p>
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cm of styrofoam insulation, while the auxiliary building has 5 cm of styrofoam on the outside and inside. The garden has an irrigation system and lighting that gives a special touch. The house has an olive grove that is also specially lit. The villa enjoys peace and privacy, but also excellent transport links. \* 235 m2 \* GARDEN 24 378 m2 \* 4 BEDROOMS \* 3 BATHROOMS \* 1 toilet \* HEATED POOL 48 m2 \* OUTDOOR FIREPLACE + BARBECUE \* UNDERFLOOR HEATING \* FAN COILERS \* GARAGE \* ENTERTAINMENT ROOM \* GYM \* OWNERSHIP REGULAR For more information, please contact us with confidence: ROBERTA POROPAT 00385 95 528 31 52 AGENCY WITH LICENSE NICOL DOBRIĆ 00385 91 768 70 29 ASSISTANT IN MEDIATION ID CODE: IS104899

### Additional contact info

Reference Number: 417437  
Agency ref id: IS104899