

## PREKRASNA KAMENA VILA S POGLEDOM NA MORE, 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:	PREKRASNA KAMENA VILA S POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	350 m <sup>2</sup>
Lot Size:	1005 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	3
Price:	1,320,000.00 €
Updated:	Apr 15, 2024

### Condition

Built:	2001
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### Location

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

### Parking

Number of parking spaces:	2
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### Description

Description:	Villa with a Roman pool, located in a small Istrian tourist town Rakalj 1.5 km from the sea and 25 km from the beautiful historic town of Pula. The villa is an exclusive example of a luxury villa. This top villa exudes first-class elegance and a unique exterior and interior. The villa is in complete harmony and symphony with the environment and natural beauties of this beautiful landscape. The villa is a reflection of an elegant combination of stone and wood, bold design and bold playful architecture. The villa is spread over a property of 1005 m <sup>2</sup> , and the villa itself is 350 m <sup>2</sup> and has two floors: ground floor and first floor. The property of
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the villa is entered by stone stairs, which lead you into the spacious ground floor of the residence. In this part there is a living room, which is equipped with comfortable seating, a beautiful fireplace and modern technology. The entire side of the living room is interspersed with a glass wall that extends over the entire wall and offers an incredible view of the "green wall", or the beautiful landscape, the island of Cres, Losinj and the entire Kvarner Bay. , modern kitchen, two dining rooms with appropriate furniture, another living room equipped with sitting furniture, guest toilet and a bedroom with a modern bathroom. In this part of the villa there is also a utility room. A massive stone staircase connects the ground floor with the first floor space which houses 2 bedrooms with double beds, two bathrooms and a terrace with a unique view of the entire garden and the rich content of this elegant and graceful masterpiece. The exit from the ground floor of the residence leads to a beautiful courtyard, where there is an originally designed and designed summer covered hacienda, seating and barbecue. This area is an ideal place for socializing and relaxation with good company and a magnificent gastronomic offer, for which the Istrian region is widely known. On the property there is a guest house of 50 m2 with open living room, kitchen, sleeping area and bathroom. In the central part of the property is a beautiful heated pool with countercurrent swimming of 40 m2. He truly is the crown of the beauty of this charming estate. There is also an outdoor shower and a guest toilet. The villa is fully air conditioned and has gas central heating. Main features of the property: Sea view Close to the sea Privacy and quiet location Floors interior and exterior - paved with stone - various Solar panels Basement Roman pool with countercurrent swimming Timeless style ID CODE: IS104960

### Additional contact info

Reference Number: 422299  
Agency ref id: IS104960