

## VELIČANSTVENA VILLA SA BAZENOM I TENISKIM TERENOM.

### 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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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:	VELIČANSTVENA VILLA SA BAZENOM I TENISKIM TERENOM
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Lot Size:	2800 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	4
Price:	1,100,000.00 €
Updated:	Apr 15, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A+
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### Description

Description:	<p>A small municipality in the south of the Istrian peninsula, it will delight you with its untouched nature and interesting historical monuments. Marčana is the perfect destination for all lovers of a different and peaceful vacation, away from the hustle and bustle of the city. Numerous picturesque bays, authentic Istrian villages, top-quality food and a simple way of life will delight you at first and every subsequent look! Located on the edge of a small village in the municipality of Marčana, there is an imposing villa with a swimming pool and a tennis court. This luxurious villa, equipped with high-quality and modern furniture, exudes an elegance that is simply timeless! The ground floor offers an open space living room with fireplace, dining room and kitchen, two bedrooms with bathrooms, a room with billiards, a bar and a dining table. Upstairs there are two more bedrooms</p>
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with a bathroom and exit to the terrace with a magical and unforgettable view of the lush greenery. The beautifully landscaped garden area of 2800m<sup>2</sup> offers countless possibilities for complete enjoyment and relaxation. Have fun on the tennis court and golf course, for the youngest, there is also a children's playground! In addition, have fun with football, badminton, basketball. After a handful of outdoor activities, you can relax in the wellness area, which includes a sauna and a pool with hydromassage. Villa absolutely offers something for everyone! Her priority is your unforgettable escape with complete relaxation. This property is an excellent investment that guarantees a safe, stable and quick return on investment if you want to engage in tourist rentals. Possibility to purchase another 2000m<sup>2</sup> of construction land. For any additional information and/or viewing, contact with confidence a licensed real estate agent with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) ID CODE: IS105346

### Additional contact info

Reference Number: 430742  
Agency ref id: IS105346