

## Kamena kuća s bazenom i wellnessom, okolica Marčane, Marčana, House



### Seller Info

Name: Velvet Realestate  
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Email:  
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Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Kamena kuća s bazenom i wellnessom, okolica Marčane  
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: 5  
Bathrooms: 4  
Price: 1,100,000.00 €  
Updated: Jul 31, 2023

## Condition

Built: 2016

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 3  
Covered parking space: yes

## Description

Description: Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is a destination for the sea, holidays, wine, and olive oil. Marčana is an ideal destination for anyone looking for a vacation away from the summer bustle, and overcrowded tourist centers - its 36 kilometers of coastline is the least urbanized coastal zone in Istria, with crystal clear sea and lush greenery in the hinterland. - Located on the edge of a small village not far from the municipal town of Marčana is this beautiful stone house with a total area of 280 m<sup>2</sup>. Combining traditional design with modern comfort of a high standard, the house has a timeless elegance, and relaxation is its priority. The ground floor consists of a living room with a beautiful open fireplace, an equipped kitchen with a long dining table, two bedrooms each with their bathroom, a guest toilet, and a rustic canteen equipped with a pool table, darts, bar, and an additional dining room. On the ground floor, there is also a wellness room for relaxation, equipped with a sauna and a hydromassage tub. On the first floor, there are two more bedrooms, also with bathrooms, which have access to a shared balcony with a beautiful view. The living room leads to a spacious covered terrace

located in the front of the house, where there is an outdoor kitchen with a grill and a dining table with a view of the beautiful heated pool of 50 m<sup>2</sup> with a hydromassage area and a sunbathing area. A spacious landscaped garden surrounds the house, offering a selection of beautiful corners to relax. Tennis fans will be delighted to step out onto the full-sized private tennis court, while golfers will have an 8-hole course at their disposal. There is also a football field, volleyball, basketball, and badminton courts, so there is plenty of fun for all ages. In addition to this property, there is the possibility of buying a building plot of 2000 m<sup>2</sup>, which is located right next to it, to expand the garden or so that future owners can build an additional project. An ideal property for those who want to enjoy peace, far from the noise of the city, and considering that the property is used for tourist purposes, the future owner can take over the well-established activity and thereby enable himself to return the investment. ID CODE: 531

### Additional contact info

Reference Number: 431086

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