

## REZIDENCIJALNA VILLA SA BAZENOM I PANORAMSKIM POGLEDOM, 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:	REZIDENCIJALNA VILLA SA BAZENOM I PANORAMSKIM POGLEDOM
Property for:	Sale
House type:	detached
Property area:	285 m <sup>2</sup>
Lot Size:	4009 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	2,200,000.00 €
Updated:	Apr 15, 2024

### Condition

Built: 2022.



### Location

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

### Permits

Ownership certificate: yes

### Description

Description: The beautiful municipality in the southeast of the Istrian peninsula, north of ancient Pula, will welcome you with untouched nature and a rich cultural and historical heritage. Marčana, together with its settlements, is an ideal destination for all those who are looking for a different form of vacation, away from the hustle and bustle of the city. Crystal clear sea, picturesque bays, mild Mediterranean climate, remains of ancient settlements and lush greenery will not leave you indifferent. On a beautiful and well-maintained plot of 4009 m<sup>2</sup>, there is an

enchanted secluded villa with a swimming pool and an open view of the sea. The beautiful villa is spread over two floors and has a total area of 285m<sup>2</sup>. The modern way of life has changed the way of looking at living space. It is so in step with the trend, the ground floor of the open space concept, where the kitchen, dining room and living room form one whole. This has achieved airiness and warmth that reaches through the large glass walls that separate you from the sunbathing area and the 50m<sup>2</sup> swimming pool, which absolutely dominates the exterior. Then, on the ground floor, there are also two bedrooms with their own bathrooms, a wellness area, a guest toilet, a storage room and a technical room. An elegant and massive internal wooden staircase leads to the first floor of the villa, where there is a gallery with a study, two bedrooms with their own bathrooms and an unreal open view! The attractive villa is equipped with modern appliances and designer furniture, it is fully air-conditioned. Newly built real estate is a great investment if you want to continue with the well-established business of renting for tourist purposes and thus return the invested funds faster. For any additional information and/or viewing, contact with confidence licensed real estate agents with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276  
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### Additional contact info

Reference Number: 455658  
Agency ref id: IS1506914