

## JEDINSTVENI MODERNI RUSTIKALNI I LUKSUZNI OBJEKTI - KAŽUNI, 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:	JEDINSTVENI MODERNI RUSTIKALNI i LUKSUZNI OBJEKTI - KAŽUNI
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	1120 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Newbuild:	yes
Built:	2022
Last renovation:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces:	4
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## Description

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The County of Istria is famous as one of the most suitable regions for life, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. In Istria, on the southeastern part of the coast, the village of Krnica is located, which covers a large area of the coast, and every year it invests in its infrastructure and content, becoming more and more interesting for investors due to its beautiful beaches and the Istrian flair itself. Four luxurious and unique one-story houses in the form of autochthonous Istrian kažuns are located in one settlement near Krnica, each of which has an area of 55 m<sup>2</sup>. Each modern-rustic kažun has a separate yard and a covered terrace of 14 m<sup>2</sup>, and consists of an entrance hall, kitchen, spacious living room, bathroom and bedroom. Between these four single-story buildings is a pool of 26 m<sup>2</sup>, for shared use, with a sunbathing area and a storage room. The plot is surrounded by a high-quality industrial fence, and the entrance door is electrically operated, with a code and an intercom. The houses are built with natural materials - stone, which is precisely what attracts attention and gives the atmosphere of Istrian flair. The houses are equipped with outdoor and indoor air conditioning units, and in the spacious living room there is a fireplace that completes the atmosphere of the stay in the winter months. These properties represent a combination of the epithets autochthonous, unique, luxurious, modern, rustic and attractive, and due to their peaceful location, they offer the future buyer a great opportunity to enjoy the same in terms of family life, and in accordance with the latter's wishes, it offers the possibility of engaging in the hospitality business of renting them, and faster return of invested funds or a combination of both. ID CODE: IS1507513

## Additional contact info

Reference Number: 466049  
Agency ref id: IS1507513