

## MODERNA VILA U MIRNOM NASELJU, 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  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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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:	MODERNA VILA U MIRNOM NASELJU
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	3
Price:	675,000.00 €
Updated:	Apr 15, 2024

### Location

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



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	4
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### Description

Description:	As one of the most suitable regions for life, the Istrian County 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, there is the settlement of Marčana, which covers a large area of the coast, and through the years it enters its infrastructure and content, and becomes more and more interesting for investment
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because of the beautiful beaches and the Ikovestas themselves. The villa is located in a quiet settlement, which is perfect for family life, and is also not far from the necessities of life. The attractive villa is equipped with modern appliances and designer furniture, is fully air-conditioned and has underfloor heating. On the ground floor there is a living room, a dining room and a kitchen with a wellness area with a sauna and a toilet. Three bedrooms are located on the first floor with their own bathrooms and a hallway with access to the terrace with a long view of the sea. 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. Distance from Villa: • To the first beach 15 minutes from Vožni • Airfield 13 minutes away • Pula 20 minutes by car ID CODE: IS1507613

### Additional contact info

Reference Number: 470332  
Agency ref id: IS1507613