

## Istarska vila s bazenom na mirnoj lokaciji, okolica Marčane, Marčana, House



### Seller Info

Name: Velvet Realestate  
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First Name: Velvet  
Last Name: Realestate  
Company: Velvet Realestate  
Name:  
Service Type: Selling and renting  
Additional: [info@velvet-realestate.hr](mailto:info@velvet-realestate.hr)  
Email:  
Website: <https://www.velvet-realestate.hr>  
Country: Croatia  
Region: Istarska županija  
City: Labin  
City area: Labin  
ZIP code: 52220  
Address: Rudarska 1  
Mobile: +385 95 584 4479  
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: Istarska vila s bazenom na mirnoj lokaciji, okolica Marčane  
Property for: Sale  
House type: detached  
Property area: 170 m<sup>2</sup>  
Lot Size: 400 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 470,000.00 €  
Updated: Jul 31, 2023

## 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



## Heating

Central heating: yes

## Parking

Garage: yes  
Number of parking spaces: 1

## 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. Near Marčana, a vacation villa with a pool of 170 m<sup>2</sup>, is for sale in a quiet location. On the ground floor of the property, there is a spacious living room with a kitchen, dining room, and fireplace. The living room also has an exit to the covered terrace and swimming pool with sunbathing area and barbecue. On the property's first floor, there are 3 bedrooms, 2 bathrooms, and a terrace with a view of the surrounding greenery. The temperature is regulated throughout the year through the wood and gas central heating and air conditioning. The excellent position and peaceful surroundings of this property offer its guests unforgettable moments and undisturbed enjoyment of the charms of Istria. The future owner of this property can provide well-deserved peace during the summer months or a quick return on

investment with a well-established tourist facility categorized with 4 stars. ID  
CODE: 1305

### Additional contact info

Reference Number: 485280

Agency ref id: 1305