

## Marčana, okolica, prekrasna Villa sa bazenom, Marčana, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Marčana, okolica, prekrasna Villa sa bazenom  
Property for: Sale  
House type: detached  
Property area: 286 m<sup>2</sup>  
Lot Size: 1154 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 13  
Bathrooms: 4  
Price: 985,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2022.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Marčana

City area: Marčana  
ZIP code: 52206

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: Marčana, surroundings, we are selling a newly built holiday house only 4 kilometers from the sea. This beautiful property of quality construction is designed as a two-story house with a total square footage of 286 m2. The first floor represents the night area and consists of three comfortable bedrooms, each of which has its own bathroom and an additional room that is used as a laundry room. The ground floor consists of an open space that combines a pleasant living room, a dining room and a fully equipped kitchen with a pantry. There is also one bathroom and a room that is used as a game room with social facilities. The living room is abundant with lots of natural light and the large glass walls blur the border between interior and exterior and represent a link to the outdoor area where there is a swimming pool with an arranged sunbathing area and a summer kitchen with an outdoor toilet and a covered dining area with a view of the pool and garden. The fully fenced garden area covers 1154 m2 and offers secured parking, beautiful green areas with a small children's playground, a spacious sunbathing area and a nice 32 m2 swimming pool. On the outer part, there is an auxiliary building where there is a summer kitchen, and where, in addition to the outdoor toilet, there is also the engine room of the swimming pool and another additional room in which there is an outdoor laundry room and a laundry room. The location of the house is also excellent, it is within walking distance to shops, restaurants and cafes, and the first beach is only a 5-minute drive away. The property is located in a quiet location at the entrance to a small tourist town on the east coast of Istria, where vacation homes and luxury villas predominate. It represents an excellent opportunity for investment in the tourist rental business where, due to the location, quality and contents of the house, the return of the invested money is guaranteed through the tourist rent. ID CODE: 2003-483

## Additional contact info

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Agency ref id: 2003-483  
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