

## ISTRA, MARČANA - Predivna vila s bazenom, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MARČANA - Predivna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	286 m <sup>2</sup>
Lot Size:	1154 m <sup>2</sup>
Bedrooms:	13
Bathrooms:	4
Price:	1.00 €
Updated:	Nov 03, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Ownership certificate:	yes
------------------------	-----



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Description

Description:	Marčana is a village located north of Pula, at the intersection of the Pula-Labin and Vodnjan-Krnica roads, and is the seat of the municipality of the same name. The attractive sea coast plunges steeply into the clear Adriatic Sea. The coast is dominated by green peninsulas and bays with a beautiful view towards the horizon. This beautiful 286 m <sup>2</sup> villa is for sale just a few kilometers from the sea.
--------------	--

The ground floor consists of an open space that combines a 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 a lot of natural light, and the large glass walls are a link to the outdoor area where there is a pool with a sun deck and a summer kitchen with an outdoor toilet and a covered dining area with a view of the pool and garden. Upstairs there are 3 spacious bedrooms, each of which has its own bathroom and an additional room that is used as a laundry room. The fully fenced garden area covers 1154 m<sup>2</sup> and offers secured parking, beautiful green areas with a small children's playground, a spacious sunbathing area and a nice 32 m<sup>2</sup> 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. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 21641

### Additional contact info

Reference Number: 488258  
Agency ref id: 21641  
Contact phone: +385 92 106 5592