

## ISTRA, LOBORIKA - Kuća s bazenom i velikom okućnicom, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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, LOBORIKA - Kuća s bazenom i velikom okućnicom
Property for:	Sale
House type:	detached
Property area:	299 m <sup>2</sup>
Lot Size:	1030 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	6
Price:	570,000.00 €
Updated:	Jun 25, 2024

### Condition

Built:	2009
Last renovation:	2019

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	7
Covered parking space:	yes

## Description

Description:

ISTRIA, LOBORIKA - House with a swimming pool and a large garden In the very south of the Istrian peninsula there is a small ancient Roman town called Pula. Pula is rich in its heritage and old Roman infrastructures and legacies that give it a special atmosphere when enjoying this wonderful city, which has gradually become one of the leading tourist destinations in Croatia in the last ten years. This beautiful detached house is located in the immediate vicinity of the town of Pula in Loborika. The house has a total net area of 299m<sup>2</sup>, gross 360m<sup>2</sup> and is located on a plot of 1030m<sup>2</sup>. The house is spread over the ground floor, first floor and attic. On the ground floor of the property there is an entrance hall, a spacious entertainment room, a playroom for children, a fitness room, a sauna, a bathroom, a spacious living room with a kitchen and a dining room. From the living room there is access to a beautiful covered terrace, sun deck and swimming pool. An internal staircase leads us to the first floor, where there is an entrance hall and four bedrooms, each with its own bathroom, while two bedrooms also have access to their own terrace with a view of the greenery. The property is equipped with quality PVC carpentry, ceramics, and each room has its own air conditioning unit. The attic space serves as storage. The fenced and well-maintained garden has a swimming pool with a sunbathing area and a jacuzzi, a fireplace, a corner for the youngest and enough parking for 8 cars. Given its surface area and layout, the property is an excellent investment for tourism. The house is located in a quiet location, which is ideal for guests who want to enjoy a relaxing vacation. Given that the property extends over two floors, there is the possibility of accommodating a larger number of guests, and the layout of the rooms ensures the privacy of each guest. 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: 21916

## Additional contact info

Reference Number: 494778

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