

High class! Top dizajn uronjen u istarski pejzaž, Marčana, House



Seller Info

Name: Agencija Europartner
First Name: Agencija
Last Name: Europartner
Company: Europartner d.o.o.
Name:
Service Type: Selling
Additional: office@europartner.hr
Email:
Website: <https://www.europartner.hr>
Country: Croatia
Region: Istarska županija
City: Poreč
City area: Poreč
ZIP code: 52440
Address: Mate Vlašića 20
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	High class! Top dizajn uronjen u istarski pejzaž
Property for:	Sale
House type:	detached
Property area:	220 m ²
Lot Size:	600 m ²
Bedrooms:	4
Bathrooms:	4
Price:	885,000.00 €
Updated:	Jul 28, 2023

Condition

Newbuild:	yes
Condition:	Kept
Built:	2021

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Marčana
City area: Krnica
ZIP code: 52208

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Infrastructure: Water, Air conditioner
Energy efficiency: In preparation



Parking

Number of parking spaces: 3

Description

Description: In a small, picturesque place in the south of Istria is located this wonderful villa that we offer for sale. Its terraces offer a magical panoramic view of the sea and the Bay of Raska. The villa is located about 2 km from the sea and the beach, and from the center is about 10 minutes walk. It is located on a plot of 600 m². The villa is adorned with modern architecture, comfortable style and bold design immersed in a green picturesque environment. It is equipped with top quality furniture and first-class ceramics and sanitary ware. Its living area is 220 m² and spreads over 2 floors, ground floor and first floor. On the ground floor there is a tastefully decorated living room connected to the kitchen and dining area according to the open space concept. The living room is adorned with a glass fireplace that is visible from three sides. Below we find an infrared sauna and a bathroom. On the first floor there are 3 air-conditioned bedrooms with private bathrooms. The summer kitchen on the terrace offers a gas grill, a stone sink and a dining area. Underfloor heating and 5 ceiling air conditioners with heating and cooling function. Sold fully furnished and equipped. Highlight villas is a roof terrace with a jacuzzi and offers open views of the sea, greenery and picturesque Istrian landscape. The garden is completely fenced. It has a swimming pool of 50 m² with hydromassage and electrolysis - sea water without chlorine, which is very suitable for allergy sufferers. Further in the garden is an irrigation system and a fenced private parking lot in the shade. Other notes: The property can be viewed by signing a brokerage contract, the broker's commission is 3.75% including

VAT of the purchase price and will be invoiced after the purchase contract has been concluded. Custom ID: E-122 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 498458
Agency ref id: E-122
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