

## Prodaja - luksuzna, moderno opremljena kuća sa bazenom u blizini mora. Marčana, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
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Email:  
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City: Poreč  
City area: Poreč  
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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:	Prodaja - luksuzna, moderno opremljena kuća sa bazenom u blizini mora
Property for:	Sale
House type:	semi-detached
Property area:	171 m <sup>2</sup>
Lot Size:	374 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	4
Price:	529,000.00 €
Updated:	Jul 28, 2023

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2022

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner, Black pit  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 3

## Description

Description: This beautiful house that we offer for sale is located in a small village 1 km from the sea and 20 km from Pula. The living area of the house is netto 171 m<sup>2</sup> (brutto 235 m<sup>2</sup>) and is divided into the ground floor and the 1st floor. On the ground floor there is a kitchen, dining room and living room decorated according to the open space concept, a bathroom with a shower cabin, a machine room with a water decalcification system and a space for a washing machine. The kitchen, floors and carpentry as well as other equipment of the house are of high quality. The ground floor is dominated by a spacious living room with lots of light and as many as 5 exits to the terrace and garden. As part of the terrace, there is a beautiful outdoor fireplace, next to it is a stone sink and worktop. In the continuation of the terrace, there is a swimming pool with a sunbathing area and an outdoor shower. A massive oak staircase leads to the first floor of the house, where there are 3 bedrooms. Each bedroom has its own bathroom and built-in wardrobes. The master bedroom has its own terrace with an open view of the greenery. There are very few houses in the neighborhood. The location is quiet, the house is surrounded by greenery and nature. The landscaped garden of 374 m<sup>2</sup> is surrounded by a wall, decorated with massive wooden beams and a romantic pergola. Heating: fireplace and air conditioners for heating and cooling in all rooms. The house has 3 parking spaces. 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-145 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**

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Agency ref id: E-145  
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