

ISTRA, LOBORIKA - Kvalitetna obiteljska vila na mirnoj lokaciji, Marčana, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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, LOBORIKA - Kvalitetna obiteljska vila na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	320 m ²
Lot Size:	743 m ²
Number of Floors:	2
Bedrooms:	7
Bathrooms:	4
Price:	750,000.00 €
Updated:	Jun 29, 2024

Condition

Newbuild:	yes
-----------	-----

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
--------------------	----



Heating

Central heating:	yes
------------------	-----

Parking

Number of parking spaces: 4

Description

Description:

ISTRIA, LOBORIKA - Near the city of Pula, in a small settlement known as Lobarika, there is a quality family villa worthy of your attention. At the end of a cul-de-sac and surrounded by natural greenery is this quality family villa with a total living area of 233m² divided into two floors. Thus, on the ground floor of this warm villa, there is a larger living room with a dining room and a kitchen, sunny with daylight. From the same area, there is an exit to a well-maintained garden full of Mediterranean plants and a large covered terrace, ideal for socializing and entertaining friends and family. There are also 4 spacious bedrooms and 4 bathrooms on the ground floor, one of which is a guest bathroom that can be accessed from the courtyard of the villa. The upper floor is accessed by an external staircase, which allows it to function as a completely separate part of the villa with two additional bedrooms, one shared bathroom, a kitchenette and a spacious living room with a pool table and a terrace overlooking the landscape. The same design extends throughout the villa with the use of wood and stone. The 743m² yard is completely fenced and hidden from view, thus ensuring peace and privacy. The garden has a swimming pool, as well as an outdoor Jacuzzi with a place to relax. The rest of the 532 m² is decorated with a well-maintained green garden with many flowers of various colors, thus providing its future owners with an ideal opportunity to escape from the fast-paced city life and noise. The covered summer kitchen will certainly not go unnoticed, ideal for summer evenings and late drinking of a bottle of your favorite wine. Dear clients, the agency commission is charged in accordance with the General Business Conditions
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 22934

Additional contact info

Reference Number: 509764
Agency ref id: 22934