

Filipana - Vila sa bazenom i velikim ograđenim vrtom!, Marčana, House



Seller Info

Name: Elite Nekretnine
 First Name: Elite
 Last Name: Nekretnine
 Company: Elite nekretnine
 Name:
 Service Type: Selling and renting
 Website: <https://www.elite-nekretnine.hr>
 Country: Croatia
 Region: Primorsko-goranska županija
 City: Rijeka
 ZIP code: 51000
 Address: Ciottina 24b
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 About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up
of all documentation appraisals
marketing and advertising
support for obtaining energy
certificates free consultance

General data

Name : Elite nekretnine
Abbreviated name : Elite RI
Head office : Ciottina 24 b
OIB 28953054348
IBAN and name of bank :
HR4224920081100053969 ,
Imex banka

Listing details

Common

Title: Filipana - Vila sa bazenom i velikim ogradenim vrtom!
Property for: Sale
Property area: 196 m²
Lot Size: 885 m²
Bedrooms: 5
Bathrooms: 5
Price: 520,000.00 €
Updated: Jun 18, 2024

Condition

Built: 2008

Location

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



Heating

Heating type: central (own) gas

Description

Description: Filipana - Villa with a swimming pool and a large walled garden! Filipana -Villa with a swimming pool and large walled garden A fully furnished and equipped partially stone villa with a swimming pool and a large walled garden of 885 m2 is

on sale. It is located in the Filipana settlement, not far from the place Krnica, which is 8 minutes by car. The villa is located on a plot with a total area of 1137 square meters, all surrounded by a wall. The total area with terraces is 280m², and the house by the pool, where the summer kitchen is located, has 47m². The villa has a residential area of 196 m² extending over the ground floor, first floor and the second floor that has a master bedroom with ensuite bathroom and walk-in wardrobe. The ground floor of the villa consists of an entrance hall, three bedrooms with double beds and separate bathrooms. Each room has a direct exit to the terrace. There is A/C and gas central heating in all bedrooms. The first floor is designed as one large open space and one utility room next to the kitchen. The open space on the first consists of a kitchen, dining room and living room with a traditional Istrian fireplace. Dining room and living room have access to the balcony where there is an outdoor dining table perfect for entertaining and socializing. On the second floor is another bedroom with separate bathroom and also with direct access to the balcony with a view of nature and mount Učka. The villa has A/C and gas central heating. All bedrooms have solid wood doors and flooring. The walled garden is fully landscaped and is decorated with aromatic lavender plants planted all around the villa, olive trees and oleander bushes, which gives a beautiful rounded Istrian story. Paved path around the garden leads you all around the villa, to the summer kitchen, which offers the future owners the possibility of preparing and eating food outdoors or enjoy being in the hot tub, which is also next to the summer kitchen. Pool house with B.B.Q, hot-tub, shower and toilet. On the grassy surface is a hammock that can be used for sunbathing or enjoying the early evening hours by the pool. The villa is sold fully furnished and equipped for the continuation of the already well-established rental business. There are electric gates for entrance into a walled garden with parking for 5 cars. Villa has two entrances. The partially stone villa will delight lovers of the stone and large gardens. The villa is located just 3 min. by car to the first restaurant "Luna" only 12 minutes by car to the first beaches, Krnica 8 minutes by car where there is Da Rocco tavern and pizzeria "Kum", cafe and shop with basic amenities, Rakalj 12 minutes, to a bigger place like town Pula it takes 30 minutes by car. Peace, privacy, rest and the sound of chirping birds is what the property will provide to the future owner. In the event that the future owner buys the property for tourism, given the location, quality and content of this villa, a quick return on investment is guaranteed. Agent: Rebeka T. | Mob: 099 2816562 | E-mail: rebekatomisic.elitenekretnine@gmail.com

Additional contact info

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