

## Rakalj - Luksuzna vila u izgradnji, s panoramskim pogledom!, Marčana, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
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  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
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: Rakalj - Luksuzna vila u izgradnji, s panoramskim pogledom!  
Property for: Sale  
House type: detached  
Property area: 290.85 m<sup>2</sup>  
Lot Size: 1423 m<sup>2</sup>  
Bedrooms: 4  
Price: 2,500,000.00 €  
Updated: Dec 14, 2023

### Condition

Built: 2023



### Location

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

### Description

Description: Rakalj - Luxury villa under construction, 4 min. from the beach WITH A PANORAMIC VIEW! If you are looking for a villa that has a panoramic view of

the sea or a view of the mountain, that is near the beach and the center of the village, that it is located in a secluded place surrounded only by greenery, this luxury property under construction will provide the future owner with all of that! Rakalj is a small village with a special positive energy that attracts everyone who visits it once. In Raklje, there is already a well-known promenade by the sea, which is open both in summer and winter, and is dedicated to the world-famous cellist who is a native of Raklje. A settlement with a wonderful view where the church of St. Agnes (Agnjija) is located, which in the area of Stari Raklje is surrounded by aromatic plants such as immortelle and sage that can be found by the sea. The spacious garden of the villa, which has an area of 1,423 m<sup>2</sup>, is decorated with a swimming pool of 42 m<sup>2</sup>, equipment for outdoor exercise that will be placed in a small grove that protects from the sun, and the trees on the plot have been preserved to their credit. The yard is filled with greenery, which emphasizes that you are outside the city, i.e. that what surrounds the villa is nature itself. The villa has a living area of 290.85 m<sup>2</sup>, and extends to the ground floor and the first floor. The ground floor of the villa consists of a spacious open space that will house a designer kitchen made to measure in olive green colors combined with stone, a kitchen island, a dining room and a living room with a closed wood-burning fireplace. Large glass walls in the kitchen and living room of 5.70 m with access to a covered terrace and a sundeck with a swimming pool, which give the villa itself a refined look. Technical room located next to the kitchen, toilet, and a large bedroom with a separate bathroom. The bedroom on the ground floor has a direct exit to the covered terrace where there is also a swimming pool. The area of the covered entrance together with the covered terrace is 79.35 m<sup>2</sup>, on the covered terrace there will be a dining table that offers the possibility of a meal prepared in the summer kitchen or relaxing by the pool and sipping drinks. Hanging stairs lead to the first floor of the villa, where there are two more large bedrooms with double beds and a panoramic view of the sea, moreover, a panoramic view is available from the beds in the bedrooms, as well as a direct exit to the balcony, from which there is a view far towards the sea or towards mountains. Each of the bedrooms, both on the ground floor and on the first floor, has a separate bathroom. The direct exit from the rooms leads to a 70 m<sup>2</sup> balcony where there will be a jacuzzi where the future owners will enjoy their peace away from the city crowd, surrounded only by the smell of cypress, immortelle and sage. The heating and cooling system is kilmatic devices in the rooms, underfloor heating and a closed wood-burning fireplace. A large bio-septic tank was installed for the disposal of waste water. Parking for cars is located next to the villa, it has four marked parking spaces. Whether you are a fan of fish and seafood, the nearest restaurant is 6 minutes away. by car to the Sveti Mikula restaurant, the Placa tavern that offers local food, just 3 minutes away. in the center of the village of Rakalj, a shop with basic necessities less than 3 minutes away, for pizza lovers there is a KUM pizzeria nearby, more precisely in the center of Krnica, as well as a DA ROCCO tavern only 7 minutes away from the villa. by car. The villa is far from all amenities that would disturb the peace and privacy of the future owner, yet everything needed is nearby, not even ten minutes by car. During the entire

arrangement, from the house itself to the garden, attention was paid to every detail so that the villa matches the climate in which it is located, the kitchen is decorated in olive colors in combination with stone, above all the simplicity and refinement of the property is what adorns it, hanging wooden stairs with a fence, the entire plot is surrounded by a wall and a part with Istrian dry wall, which completes the entire story and gives that special Istrian touch that this new luxurious beauty near the sea will have! **IF YOU ARE LOOKING FOR A PROPERTY THAT HAS ALL OF THE ABOVE THEN THIS PROPERTY IS EXACTLY WORTH YOUR ATTENTION!**

### **Additional contact info**

Reference Number: 511484  
Agency ref id: 35851  
Contact phone: +385 95 595 8800