

## Marčana - prekrasna villa za prodaju, 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  
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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: Marčana - prekrasna villa za prodaju  
Property for: Sale  
House type: detached  
Property area: 261.35 m<sup>2</sup>  
Bedrooms: 4  
Price: 775,000.00 €  
Updated: Aug 15, 2023

### Location

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



### Additional information

Energy efficiency: A

### Heating

Heating type: central (own) solar cells

### Description

Description: Marčana - villa in Istrian style 261.35 m<sup>2</sup>, 3 bedrooms + living room, terrace, balcony, spacious garden of 1,000 m<sup>2</sup>, garden with pool and sun deck, playground for children! In the western part of the Istrian region is an ideal holiday destination, away from the hustle and bustle of the city and crowded tourist

locations. The municipality of Marcana offers an urbanized coastal zone with crystal clear sea and lush greenery in the hinterland. This extremely attractive location and only 10 minutes away from the sea, offers a beautiful stone holiday house, built in 2012. The house is built in Istrian style, with a complete stone facade made by hand. This beautiful villa on 2 floors offers 261.35 m<sup>2</sup> of living space, while a spacious garden with many facilities has 1,000 m<sup>2</sup>. On the fenced plot there is a garden with a swimming pool with sun deck, and a playground for children and a trampoline. The ground floor has a living room, kitchen, dining room, bathroom and toilet, laundry room, bedroom and pantry. The first floor is reached by paved stairs where there are 2 bedrooms, each of which has its own bathroom, storage room, and a large terrace and small balcony. The heating and cooling system is made through a heat pump, air conditioning, and solar panels for domestic hot water and reheating. Also, one of the options is underfloor heating. The villa has a built-in alarm system and video surveillance. It is fully equipped and decorated with quality furniture, and as such is sold. This is a beautiful villa, in an oasis of peace and untouched nature that enchants at first sight, and in addition to the family character for housing, also offers the opportunity to engage in tourism. Luxurious architecture and a beautiful peaceful environment with a dose of comfort tailored to everyone! A property that will definitely not leave anyone indifferent.

### Additional contact info

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Agency ref id: 31946  
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