

## Krnica - prodaja samostojeće kuće uz more!, 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: Krnica - prodaja samostojeće kuće uz more!  
Property for: Sale  
House type: detached  
Property area: 220 m<sup>2</sup>  
Bedrooms: 6  
Price: 590,000.00 €  
Updated: Aug 15, 2023

### Location

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

### Heating

Heating type: air-conditioner

### Description

Description: Krnica - sale of a detached house by the sea! In a small town by the sea, there is a detached house only 15 meters from the sea. The location offers a view of the sea from all floors, which means that if the future owner decides to expand or rebuild the house, he will have a view of the sea from any floor. The entire plot is located within the construction zone, which has an area of 424 m<sup>2</sup>. The house extends over the ground floor and the first floor, living area of about 220 m<sup>2</sup>. The ground floor consists of two bedrooms, a kitchen, a living room, a bathroom and a storage

room. Next to the house is a smaller yard that is positioned on the side towards the sea, also with a view of the sea and the beach. On the first floor of the house there are three more bedrooms, a kitchen, a dining room and a large living room designed as one large open space with access to the balcony. Two terraces, a courtyard and a balcony are spaces that offer a stay and enjoyment outside the house during beautiful sunny days. The house has the possibility to be used as two separate apartments each with a separate entrance or as a family house by the sea. Wastewater disposal is arranged with a septic tank. Heating and cooling are air conditioners. The house also had a garage for a car, which was converted into rooms due to the needs of tourism. A location that will provide the future owners with a vacation by the sea. The local port, Krnički Porat, is home to numerous fishermen, and the starting point for local fishermen, the port is also the starting point for diving adventures. Near the house, just 4 minutes on foot, there is the restaurant PortoRiko (ex. K ribaru) offering fish and meat dishes, in the town of Krnica, which is only 6 minutes away by car from the house. there is a top pizzeria KUM as well as a tavern DA ROCCO, a shop, a post office, in the village of Rakalj, 9 minutes away by car, there is a recommended tavern Placa or on the sea the restaurant Sveti Mikula with an offer of fish dishes. A position that offers the future owner more opportunities, a quick return of the funds invested in the property in the case of tourism, or a vacation by the sea in the case of building a family home.

### Additional contact info

Reference Number: 511979  
Agency ref id: 22947  
Contact phone: +385 95 595 8800