

ISTRA, MARČANA - Moderno dizajnirana kuća s bazenom, Marčana, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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, MARČANA - Moderno dizajnirana kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	287 m ²
Lot Size:	665 m ²
Bedrooms:	5
Bathrooms:	3
Price:	835,000.00 €
Updated:	Jun 30, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	2
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Description

Description:	ISTRIA, MARČANA - Modern designed house with swimming pool Marčana is a
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municipality in the southeast of the Istrian peninsula. It is known as a destination for the sea, holidays, wine and olive oil. It is a culturally rich settlement with crystal clear sea and an almost unreal landscape consisting of gorgeous bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana and its fertile green fields, with gentle hills that descend to hidden rocky coves and secluded villages and towns are the undiscovered treasure of the eastern coast of Istria. In one of the settlements of the municipality of Marčana, a modernly designed house with a swimming pool is for sale. Top quality construction materials were used in the construction according to the highest standards for residential construction. It is characterized by modern architecture and thoughtful design with dynamics in exterior and interior design. The design was based on the cascading configuration of the terrain due to which it is partially buried in the terrain, orientation towards the views of the charming landscape it is surrounded by and the interaction of exterior and interior. The functional layout interior concept is based on practicality, open floor plan and airiness. It stands out with a large number of glass walls, top-quality equipment and carefully selected elements of modern furniture in combination with building materials, such as concrete and metal and a thoughtful selection of decorations, fabrics and colors, creating an elegant and aesthetically appealing ambience filled with comfort. It extends over two floors with a net area of 269.32 m². The lower floor of the house opens with glass walls towards the outdoor space and the pool. It consists of a living room with an internal staircase that connects the floors, a dining room and a kitchen with access to a covered terrace, a guest toilet, a pantry and a boiler room. The floor plan is complemented by a toilet with access from the yard. The main entrance to the house is on the upper floor. The floor consists of three bedrooms with their own bathrooms, a laundry room and a hallway. At the same level as the upper floor, a carefully designed and carefully arranged driveway offers parking spaces for two vehicles, as well as access via an external staircase to the lower floor and the yard, which is decorated with a 36 m² swimming pool. The yard is fenced, minimalistically decorated with grass and olive trees, and offers privacy and peace. It is possible to increase the garden plot by purchasing agricultural land of 480 m² with a price adjustment. This perfectly integrated property is an exceptional opportunity for a comfortable family life as well as an investment investment in the tourist rental business. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 23922

Additional contact info

Reference Number: 515912
Agency ref id: 23922