

## Istra, Krnica, Villa 280m2 s bazenom, golf igralištem i tenis terenom, #prodaja, Marčana, House



### Seller Info

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Name:  
Service Type: Selling and renting  
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About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili

pitanja u svezi vaše nekretnine i tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

Privacy Policy:

## Listing details

### Common

Title:	Istra, Krnica, Villa 280m2 s bazenom, golf igralištem i tenis terenom, #prodaja
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Lot Size:	2758 m <sup>2</sup>
Bedrooms:	6

Bathrooms: 5  
Price: 1,200,000.00 €  
Updated: Sep 27, 2023

## Condition

Newbuild: yes  
Condition: Kept

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Marčana  
City area: Krnica  
ZIP code: 52208

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, ADSL  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 4

## Description

Description: Istria, Krnica, detached villa for sale located on a large plot of 2758m<sup>2</sup>. It is located in a quiet, secluded area and is surrounded by nature, olive groves and forests. The house is 280m<sup>2</sup> in size and consists of a ground floor and a first floor. On the ground floor of the house there is an entrance hall, a kitchen with a dining room, a living room with access to a covered terrace, a large swimming pool of 50m<sup>2</sup>, two bedrooms each with its own bathroom and a separate bathroom. The staircase that leads to the first floor has two bedrooms, each with its own bathroom and terrace. There is also a tavern and a spa center on the ground floor. The pool is heated and can be used all year round, landscaped garden with a tennis court and a 7-hole golf course. The complete house is air-conditioned and heated with heat pumps, top quality furniture. The house is sold furnished. Pure ownership. #sale Custom ID: K-194 Energy class: U izradi \*\*Interested buyers can obtain the necessary information about the advertised real estate and view it through our

agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.\*\* \*\*The buyer pays an agency commission of 3% + VAT.\*\*

### Additional contact info

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Agency ref id: K-194  
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