

## Rakalj jedinstvena Vila, Marčana, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Rakalj jedinstvena Vila
Property for:	Sale
House type:	detached
Property area:	452 m <sup>2</sup>
Lot Size:	4000 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	9
Bathrooms:	5
Price:	2,500,000.00 €
Updated:	Apr 15, 2024

### Location

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



### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	7
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### Description

Description:	Protected from view, in the beautiful garden is the Captain's villa of 452 m <sup>2</sup> spread over two floors completely decorated in Mediterranean style with high quality solid wood furniture, beautiful wooden floors, quality ceramics, hand-wrought iron railings on the internal staircase and walls and pillars lined with stone. At the entrance to the villa there is a beautiful lobby with a spacious glazed loggia
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surrounded by greenery on which there is a sitting set. The loggia is an ideal place where potential future owners can enjoy drinking coffee or tea in the winter months when the weather does not allow staying on the outdoor terrace. Thanks to the beautiful greenery that surrounds it, one has the impression while sitting in the loggia that it is in the garden. On the ground floor of the villa there is a spacious living room with a fantastically decorated fireplace, which requires not only decoration to guests in the summer months but to light a fire in the winter months, comfortably sit in comfortable leather furniture and enjoy with your loved ones a glass of good wine. . The living room also has a large dining room with a massive wooden table and chairs for 8 people. The kitchen on the ground floor of the villa is decorated in a rustic style with high quality furniture in which there is also a table with 8 chairs. The living room has access to the terrace which leads to the courtyard and the pool. From the kitchen you can also access the yard. In addition to the above on the ground floor there is a toilet for use while staying in the lower part of the villa. On the ground floor of the villa there are two bedrooms with bathrooms accessed from the courtyard of the villa and each has a separate entrance. To the first floor of the villa leads an elegant staircase lined with high quality wood decorated with a unique hand-forged fence. On the first floor continues a wonderful story of Mediterranean style that began on the ground floor. Here are three spacious double rooms very tastefully decorated with quality wooden floors and furniture in harmonious tones, which further leaves the impression of openness and creates a feeling of comfort and peace. Upstairs there are two bathrooms, one of which has a whirlpool tub while the other has a hydromassage shower. The first floor leads to the terrace which is equipped with sitting furniture and is an ideal place to relax in peace and quiet before going to bed. ID CODE: IS1527

## Additional contact info

Reference Number: 541509  
Agency ref id: IS1527