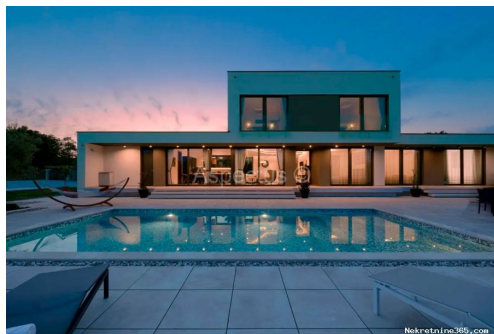


## Luksuzna kuća šarmantnog karaktera, blizina Pule, Marčana, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52100  
Address: Mletačka 12/3  
Mobile: +385 98 743 467  
Phone: +385 52 225 200  
Fax: +385 52 225 222  
About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Luksuzna kuća šarmantnog karaktera, blizina Pule
Property for:	Sale
Property area:	340 m <sup>2</sup>
Lot Size:	3800 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	1,990,000.00 €
Updated:	Nov 27, 2023

### Condition

Condition:	Newly adapted
Built:	2021

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes
Inspection certificate:	yes

### Additional information

Infrastructure: Cable TV, Electricity, Telephone installation  
Energy efficiency: A



## Heating

Heating type: central (own) electrical, air-conditioner

## Description

Description: We are selling a luxury house 30 km from Pula, located in a quiet location away from the hustle and bustle of the city. A house with a pool built on two floors with a total area of 340m<sup>2</sup> on a plot of land of 4009m<sup>2</sup>. The house on the ground floor of the building has an entrance hall, living room, kitchen, dining room, utility room + toilet, two bedrooms + two bathrooms + a room of 35 m<sup>2</sup> that can be used as a gym + entertainment room. From the hallway on the ground floor of the house, an internal staircase connects to the 1st floor, where there is an open-space study, two bedrooms + two bathrooms. For heating purposes, the house has underfloor heating in all rooms using a heat pump, while air conditioning is used for cooling purposes. The house has a beautiful swimming pool of 50 m<sup>2</sup> surrounded by its own sunbathing area, while the swimming pool uses disinfection of the pool water using electrolysis and has a built-in hydro massage. Within the garden there is an olive grove of 60 olive trees, between 80 and 250 years old, and each year the olives produce 120-180 liters of oil. The house also has an absorption well with a capacity of 40,000 liters for collecting rainwater, which is later used for watering the environment with complete automatic irrigation. The house has Wifi 500 GB so that whoever stays in the house can use faster internet. The house uses an eco septic tank, an eco system in 4 sections with partitions. The house is currently rented for tourist purposes and can generate 70,000 EUR per tourist season. The monthly costs of living in the house are 200.00 EUR per month, while the annual maintenance of the pool is 200.00 EUR. The distance from the natural beaches is only 1 km, while there is a supermarket and a bus stop in the immediate vicinity of the house.

## Additional contact info

Reference Number: 548039  
Agency ref id: 1505  
Contact phone: +385 98 743 467