

## Samostojeća kuća na mirnoj lokaciji, namještena, bazen, garaža, okolica 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  
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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:         | Samostojeća kuća na mirnoj lokaciji, namještena, bazen, garaža, okolica Pule |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 157 m <sup>2</sup>   |
| Bedrooms:      | 5  |
| Bathrooms:     | 2  |
| Price:         | 465,000.00 €   |
| Updated:       | Nov 27, 2023   |

### Condition

|            |               |
|------------|---------------|
| Condition: | Newly adapted |
| Built:     | 2013          |

### Location

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

### Permits

|                         |     |
|-------------------------|-----|
| Building permit:        | yes |
| Location permit:        | yes |
| Ownership certificate:  | yes |
| Inspection certificate: | yes |

## Additional information

Infrastructure: Electricity  
Energy efficiency: B



## Heating

Heating type: air-conditioner

## Description

Description: We are selling a detached house with a garden in the vicinity of Pula. The house consists of a ground floor and a first floor, and the total living area is 157 m<sup>2</sup>. On the ground floor of the house there is a kitchen, a dining room, a living room with a beautiful fireplace, one bedroom, a bathroom and a storage room, while an internal staircase leads to the first floor, where there are three bedrooms and one bathroom. One bedroom has access to a balcony with a panoramic view of nature, and each bedroom has air conditioning and a television. For heating purposes, floor heating is installed throughout the house and there is a fireplace on the ground floor of the house. The house is secured by an alarm system and is completely distanced from the city crowd and urbanity and offers a panoramic view of the greenery. In the garden of this house there is a terrace, summer kitchen, barbecue, heated pool, sunbathing area, rest area, garage and parking space. The distance from Pula is only 10 km.

## Additional contact info

Reference Number: 548047  
Agency ref id: 1485  
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