

ISTRA MARČANA - Moderna vila 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
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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 - Moderna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	240 m ²
Lot Size:	1870 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	699,000.00 €
Updated:	Jul 08, 2024

Condition

Newbuild:	yes
Built:	2014

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Marčana
City area:	Krnica
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:	4
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Description

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Marčana is an ideal travel destination for anyone looking for a different kind of holiday away from the summer hustle and bustle and the crowded tourist centers: the 36 km long coast is the least urbanized coastal region in Istria with crystal clear sea and lush greenery in the hinterland. Explore the surrounding villages and discover parts of Istrian history in picturesque bays, churches and remains of ancient settlements. A few minutes drive from the center of Marčana at the end of the village is this beautiful modern villa with pool and sea views. The villa extends over three floors, the ground floor, the first floor and the attic. On the ground floor there is a spacious living room with kitchen and dining area, hallway, a bedroom with a bathroom and a toilet. The first floor includes a tiled staircase with three bedrooms with terraces and two bathrooms. In the attic there is a fitness room and a large terrace with furniture to sit and enjoy the beautiful view of the sea and the surrounding greenery. There is a water connection on the terrace so that a summer kitchen or an outdoor whirlpool can be installed. The heating and cooling system consists of heat pumps, and on the roof there are solar panels for hot water, for which there is an 800 liter boiler. On the ground floor there is also a laundry room with a separate entrance from the outside. The villa has an alarm system, video surveillance and special lines for central dust extraction. In a central area on a fenced yard there is a 50 m² mosaic pool with Roman steps and automatic cleaning system as well as a lawn. Next to the pool there is a summer kitchen with seating and dining area, solar shower, machine room as a separate facility and a bio waste water treatment system. There is parking for four vehicles inside the garden. The entire lawn has automatic irrigation. The garden fence is set to automatic control. The windows are made of aluminum with shutters and the floor made of high quality ceramic. The villa is fully furnished with high quality furniture and is for sale as such. An ideal opportunity for investors in tourism or as a vacation home for lovers of modern architecture, surrounded by endless Mediterranean greenery and sea views. A property that will definitely not leave anyone indifferent. Dear customers, a visit to the property is only possible with the signed agency contract, which forms the basis for further measures in connection with the sale and payment of commissions in accordance with the Real Estate Act. Agency " DUX IMMOBILIEN " as a licensed real estate agent for agency services, at the time of the pre-contract or the conclusion of the contract, the BUYER and the SELLER a placement fee of 3% + VAT of the agreed SELLING PRICE. ID CODE: 23117

Additional contact info

Reference Number: 550536

Agency ref id: 23117