

## Istra, Kavran, kuća za odmor sa predivnim pogledom na more - ROH BAU, 2 km od plaže, Marčana, House



### Seller Info

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About us: Weiba Immobilienmanagement

is a German company based in the mountain town of Freiberg in Germany. We have more than 20 years of experience in buying, selling and managing real estate. This competence, as well as clients' interest in investing capital in the real estate market in Croatia, led to the desire for growth and the need for direct access and participation in the local market in Croatia.

With the founding of the Weiba Adria agency, a Croatian branch based in Vodnjan/Istria, we decided to use all the advantages of both markets. The focus is always on the goals of providing high-quality offers and comprehensive support in the sale, purchase

and rental of acquired real estate. Our team consists of trained and licensed agents who speak Croatian and German as their mother tongue. Our goal is to provide professional service and the necessary legal support. We accompany every step from the purchase to the leasing of real estate. Our vision is to enable the customer a special and unforgettable experience in the process of searching, finding and buying real estate. We offer support at every step of the purchase and a full service from a single source. In addition to the purchase or sale of all types of real estate, our offer also includes additional services tailored to each client according to their needs.

## Listing details

### Common

Title:	Istra, Kavran, kuća za odmor sa predivnim pogledom na more - ROH BAU, 2 km od plaže
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	482 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	4
Price:	330,000.00 €
Updated:	Dec 28, 2023

### Location

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



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 3

## Description

Description: Istria, Kavran, here is a beautiful modern villa with a net living area of 180 m2 on a plot of 482 m2 in an excellent location, in complete peace in the middle of nature. The villa is located on the edge of the village, just 2 km from the first beaches. The floor plan is designed so that there are three bedrooms on the ground floor, each with its own bathroom and access to the terrace and pool. Furthermore, a sun deck, the hallway and storage room. On the first floor there is a living room, as well as kitchen and dining room - access to the terrace and summer kitchen, pantry and toilet. From the first floor and the living room you have a wonderful view of the sea and the islands. Outside there is a beautiful landscaped garden, a 27 m2 swimming pool with heating and parking spaces in the yard Living space: 180sqm Plot: 482sqm Year of construction: 2023 Planned completion of ROH BAU – by 2nd month/2024. The price quoted is for a RAW BAU house with a swimming pool(1.phase) and sunbathing area - concreted , finished fence walls and connections for electricity and water. The investor offers the option of taking over the work for you until the construction is completed - an agreement that is based on your needs. This purchase option offers flexibility and the ability to choose sanitary ware, flooring and landscaping to suit your needs and taste. The location offers absolute peace. The house is surrounded by nature and the view from the first floor is rare. ID CODE: 96

## Additional contact info

Reference Number: 555536  
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