

## ISTRA, MARČANA - Samostojeća prizemnica na mirnoj lokaciji, 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  
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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 - Samostojeća prizemnica na mirnoj lokaciji
Property for:	Sale
House type:	detached
Property area:	132 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	353,000.00 €
Updated:	Nov 19, 2024

### Condition

Built:	2004
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, MARČANA - Detached house in a quiet location Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is known as a destination for the sea, holidays, wine and olive oil. Marčana is an ideal destination for anyone looking for a vacation away from the summer bustle and overcrowded tourist centers - its 36
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kilometers of coastline is the least urbanized coastal zone in Istria with crystal clear sea and lush greenery in the hinterland. For sale is a detached family house with a total area of 132 m<sup>2</sup>. It consists of a kitchen, dining room, spacious living room, 2 bedrooms, bathroom, pantry, laundry room and toilet. The house also has a garage that has a direct entrance to the living space. Heating is central with gas. The yard of 1000 m<sup>2</sup> is completely fenced, landscaped and regularly maintained. There are 15 10-year-old olive trees and a tool shed. Considering the size, there is a possibility of building a swimming pool. The facility is located in the surroundings of family houses, and it is about 15 minutes' drive from Pula. An ideal property for a peaceful family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26627

### Additional contact info

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