

## ISTRA - KRŠAN, PREKRASNA VILA S BAZENOM I SAUNOM, prodaja, Kršan, House



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	ISTRA - KRŠAN, PREKRASNA VILA S BAZENOM I SAUNOM, prodaja
Property for:	Sale
House type:	detached
Property area:	210 m <sup>2</sup>
Lot Size:	1235 m <sup>2</sup>
Number of Floors:	1

Bedrooms: 5  
Bathrooms: 4  
Price: 570,000.00 €  
Updated: Jan 17, 2024

## Condition

Newbuild: yes  
Built: 2016

## Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Kršan  
City area: Kršan  
ZIP code: 52232

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Description

Description: ISTRIA - KRŠAN, for sale is a beautiful, modernly decorated villa with a spacious garden, swimming pool and sauna, in an idyllic location surrounded by greenery, 7 km to the nearest beach. This comfortable villa is situated on a beautiful location on the edge of a small Istrian village, is surrounded by greenery and offers its future owners peace, quiet and complete privacy. **KEY FEATURES** • villas area: 210 m<sup>2</sup> • land plot area: 1235 m<sup>2</sup> • 4 bedrooms, 4 bathrooms This villa offers you a spacious living room with a kitchen and a dining area with access to a large covered terrace with an outdoor grill, 4 comfortable bedrooms with en-suite bathrooms, two of the bedrooms have access to the balcony. Outside, you can enjoy the peace and quiet of the Istrian landscape and enjoy the pool, next to which there is also a lounge area and an original sauna for complete relaxation. Table tennis and table football are also at your disposal, as well as a parking lot. **LOCATION** The villa is situated on a quiet and peaceful location, on the edge of a small village, surrounded by greenery, and the neighboring buildings are also holiday homes. The sea and the nearest pebble beach can be reached in less than 10 minutes by car, while the nearest shop, restaurant and kindergarten are only a few minutes away by car. The town of Labin, located on top of a hill below which

stretches the sea coast, is the historical and administrative center of Eastern Istria, only a 10-minute drive away. This area has a rich architectural and cultural heritage and is therefore a paradise for art and history lovers, and here you will find all the necessary facilities. While the famous tourist destination of Rabac, surrounded by divine pebble beaches, can be reached in about 15 minutes by car. Excellent property for investment in tourist rental! \*The stated price is valid only in case of real estate purchase on a legal entity registered in Croatia, in case of purchase on a natural person, VAT of 25% is additionally calculated on the stated price. For more information and a viewing appointment, call: +385/91/320-0021  
ID CODE: 14667

### Additional contact info

Reference Number: 560145  
Agency ref id: 14667