

## Istra, Lobarika(Pula), simpatična prizemnica sa prostranom okućnicom, mirna lokacija, 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, Lobarika(Pula), simpatična prizemnica sa prostranom okućnicom, mirna lokacija
Property for:	Sale
House type:	detached
Property area:	131 m <sup>2</sup>
Lot Size:	1001 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	1
Price:	360,000.00 €
Updated:	Jan 19, 2024

### Condition

Built:	2004
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Marčana
City area:	Lobarika

ZIP code: 52206

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: In one of the quiet settlements of the municipality of Marčana, a nice one-story house built in 2004, with a total living area of 131 m<sup>2</sup>, is for sale. A spacious plot of 1001 m<sup>2</sup>, with two entrances, offers additional possibilities for extensions. The garden is fenced and decorated with various plants, fruit and olive trees. The house consists of a hallway, two bedrooms, a bathroom, a toilet, two storage rooms, a kitchen, a dining room with access to a covered terrace, and a living room. The internal arrangement provides good communication between the living rooms, which are also very nicely lit. Within the house there is also a garage with automatic opening, which is also connected to the house. The external carpentry is PVC. Heating is provided by central gas radiators, and there is also the possibility of heating with solid fuels. In the living room there is also an air conditioner for heating/cooling. The paved part of the yard provides enough space for parking three cars. Behind the house there is also a garden shed for tools. There is enough space on the plot to build a swimming pool if needed. Due to its location and the size of the land, this property offers a lot of possibilities to the future buyer. Great property with great potential for year-round rental as well as for peaceful family life. There is a possibility of exchange for an apartment in Pula! All documentation is in order. Amenities such as markets and restaurants are located within 2 km. Distance from the sea - 7 km. Distance from the center of Pula - 6 km. ID CODE: 99

## Additional contact info

Reference Number: 561615  
Agency ref id: 99