

## Kuća s bazenom, samostojeća, roh bau, nadomak Pule, Istra, Marčana, House



### Seller Info

Name: Laci Debeljak  
First Name: Laci  
Last Name: Debeljak  
Company Name: Aspectus d.o.o.  
Service Type: Selling and renting  
Website: <http://www.aspectus.com.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
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About us: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the ownership with the land

registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: 116/2011

## Listing details

### Common

Title:	Kuća s bazenom, samostojeća, roh bau, nadomak Pule, Istra
Property for:	Sale
House type:	detached
Property area:	248.04 m <sup>2</sup>
Lot Size:	221 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	240,000.00 €
Updated:	Feb 05, 2024

### Condition

Built: 2011

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



## Additional information

Infrastructure: Electricity  
Energy efficiency: In preparation

## Description

Description: We are selling a house with a swimming pool near Pula. The house is in the Roh Bau stage and is being sold as such. The building consists of a ground floor and a first floor. On the ground floor of the house, there is a kitchen, dining room, living room, pantry, bathroom, and terrace, while on the first floor, there are three comfortable bedrooms, two bathrooms, and two balconies, and the view contributes to the feeling of peace and connection with nature. The total gross construction area is 248.04 m<sup>2</sup>, while the net usable area is 181.61 m<sup>2</sup>. In the yard of the house, there is a swimming pool measuring 4x7.5x1.3m, a covered terrace, and a rest area. The property is located 18 km from Pula, in an extremely quiet residential location, a home for those looking for peace, privacy, and comfort. The distance from the sea is only 10 km. #house for sale

## Additional contact info

Reference Number: 566534  
Agency ref id: 1539  
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