

ISTRA, MARČANA - Kuća s bazenom i pogledom na more, 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
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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 - Kuća s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	140 m ²
Lot Size:	385 m ²
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	623,000.00 €
Updated:	Nov 21, 2024

Condition

Newbuild:	yes
Built:	2023

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

Energy efficiency:	In preparation
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Parking

Number of parking spaces:	3
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Description

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ISTRIA, MARČANA - House with pool and sea view The municipality of Marčana is located on the territory of the Istrian County in the southeastern part of the Istrian peninsula. It borders the cities of Vodnjan and Pula and the municipalities of Barban, Svetvinčenat and Ližnjan. Across the bay of Raš, the Municipality of Marčana borders with the Municipality of Raša in Labinština. The municipality of Marčana includes in its entirety the cadastral municipalities of Kavran, Lobarika, Krnica and Marčana, the greater part of the cadastral municipalities of Rakalj and Filipana, and smaller parts of the cadastral municipalities of Galižana, Muntić, Valtura and Vodnjan. We are selling a beautiful house of modern design with an open view of the sea, in a very attractive location. In a small settlement, only 2 kilometers from the first beaches and the crystal clear sea, is located this beautiful modern house under construction. It is designed as a one-story building with a total area of 140 m². The first floor is designed as a living area with an open space area that includes the kitchen, dining room and living room. Large glass walls between the interior and exterior create a link with the outdoor covered terrace where there is a summer kitchen, a dining area and a lounge area with a wonderful view of the sea and the surrounding landscape. There is also a guest toilet and a storage room on the first floor. The ground floor is the night area with three comfortable bedrooms, each of which has access to the pool beach, and three bathrooms and a laundry room. The yard is completely fenced with drywall and landscaped, and there is also a beautiful swimming pool of 33 m² with a landscaped sunbathing area. In terms of location, the property is also very well located, within a radius of 5 kilometers there are all the necessary amenities such as a shop, restaurant, cafe, while the first beach is only 2 kilometers away. The property is located on the edge of a small settlement where newly built vacation homes and luxury villas predominate. The property represents an excellent opportunity on the market for investment in the tourist rental business due to the attractiveness of the location and the peace it can offer. Dear clients, the agency commission is charged in accordance with the General Business Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 27386

Additional contact info

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