

Atraktivna novogradnja sa bazenom i pogledom na more, Marčana, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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City: Rijeka
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	Atraktivna novogradnja sa bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	200 m ²
Lot Size:	721 m ²
Bedrooms:	6
Bathrooms:	4
Price:	800,000.00 €
Updated:	Apr 15, 2024

Condition

Newbuild:	yes
Built:	2022

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	4
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Description

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KRNICA Krnica, located on the west coast of Istria, exudes the charm of a traditional Istrian village. This picturesque corner of Istria attracts visitors with its untouched nature, peaceful environment and rich cultural heritage. Krnica is surrounded by lush greenery and forest-covered slopes, which makes it an ideal destination for lovers of nature and active vacations. In addition, the proximity of the Adriatic Sea offers the opportunity to enjoy the charms of coastal life, with beautiful beaches and hidden coves available to explore. For sale is an extremely attractive and modern detached house with an area of 200m², located in an ideal location in the gentle Istrian town of Krnica. This charming house is surrounded by greenery and offers a wonderful view of the sea from a unique position on its floor. The ground floor of the house delights with numerous facilities, including a spacious entrance hall that welcomes us, a large and open living room with a kitchen and a dining room that provides you with plenty of space to relax and enjoy moments with family and friends. There is also one bedroom with its own en-suite bathroom, a terrace from which you can enjoy the comfort of a homely atmosphere. On the first floor you will find three spacious bedrooms, each with its own private bathroom. In addition, there is a loggia and a terrace from which you will be able to enjoy the extraordinary view of the sea and the bay, which will enchant you every day. The yard of the house is an oasis of peace and relaxation, where there is a beautiful swimming pool with an area of 34 m², a barbecue where you can prepare various delicious dishes, a children's playground that will satisfy the needs of the youngest members of the family, and parking space for several vehicles. Every room in the house is air-conditioned and equipped with a Daikin air conditioner, providing you with comfort and a pleasant temperature at all times. In addition, the ground floor is also equipped with electric underfloor heating, which will keep you warm during the colder winter months. You can create an additional atmosphere of warmth and romance with the help of a fireplace that provides you with an additional opportunity to enjoy. The first beach and the sea are only 3 kilometers away, and a restaurant and a shop are only 500 meters from this villa. The house is currently used for tourist purposes and is extremely popular during the rental season. * IMPRESSIVE VILLA WITH SWIMMING POOL * 4 BEDROOMS * 4 BATHROOMS * ENERGY CERTIFICATE A+ * SWIMMING POOL 34 m² * 4 PARKING PLACES * USAGE PERMISSION If you have any additional questions or want to know more information about this wonderful house, we are at your disposal. Your satisfaction is our priority. MAURO OLD Licensed agent Mobile 0038598713807 mauro.staraj@dogma-nekretnine.com ROBERTA POROPAT Licensed agent Mobile 00385955283152 roberta.poropat@dogma-nekretnine.com ID CODE: IS1511153

Additional contact info

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