

## ISTRA, MARČANA - Moderna prizemnica s bazenom, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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 - Moderna prizemnica s bazenom
Property for:	Sale
House type:	detached
Property area:	154 m <sup>2</sup>
Lot Size:	675 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	638,000.00 €
Updated:	Jul 13, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Parking

Number of parking spaces:	2
---------------------------	---

### Description

Description:	ISTRIA, MARČANA - Modern single-family house with swimming pool The municipality of Marčana is located in 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. A modern one-story house with a pool of 154 m<sup>2</sup> is for sale. This detached one-story house consists of an entrance hall, a bathroom, a storage room, a large living room with a kitchen and dining room, three bedrooms, two of which have their own bathroom, and one additional bathroom. It is equipped with PVC external carpentry with shutters, burglar-proof entrance doors, large sliding walls, alarm system, video surveillance, air conditioning in every room, and preparations for underfloor heating have been made. The villa has a beautifully decorated and modern garden where there is a pool with preparation for pool heating, and a nice summer kitchen with a covered terrace and barbecue. The yard has a lawn irrigation system. It is sold fully furnished, with built-in quality appliances and furniture. Property tidy, 1/1 no encumbrances. Ideal property for tourist rental or family life. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27783

### Additional contact info

Reference Number: 569490

Agency ref id: 27783