

## ISTRA, MARČANA - Komforna kuća s impozantnom okućnicom, Marčana, House



### Seller Info

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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  
Mobile: 385 91 480 8808  
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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 - Komforna kuća s impozantnom okućnicom
Property for:	Sale
House type:	detached
Property area:	235 m <sup>2</sup>
Lot Size:	24378 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	3
Price:	1,270,000.00 €
Updated:	Jul 18, 2024

### Condition

Built:	2019
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### Location

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

### Additional information

Energy efficiency:	A
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### Parking

Garage:	yes
Number of parking spaces:	6

### Description

Description:	ISTRIA, MARČANA - A comfortable house with an impressive garden Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is known as a destination for the sea, holidays, wine and olive oil. It is a culturally rich settlement with crystal clear sea and an almost unreal landscape consisting of gorgeous bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana
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and its fertile green fields, with gentle hills that descend to hidden rocky coves and secluded villages and towns are an undiscovered treasure of the eastern coast of Istria. In one of the settlements of the municipality of Marčana, surrounded by peace, quiet and greenery, a comfortable house with an imposing garden is for sale. This perfectly integrated property provides maximum comfort. A contemporary house with top-quality equipment and modern design extends through the ground floor and first floor. The ground floor includes social rooms; a large living room with kitchen and dining room in an open concept with access to a covered terrace with an outdoor fireplace, a bedroom that is also a studio apartment with its own bathroom and entrance and a guest toilet. Upstairs there are three bedrooms, two bathrooms and two terraces. The master bedroom has its own bathroom, dressing room and office with access to its own terrace. The house is equipped with fan coilers for heating and cooling and a floor heating system connected to a heat pump. The auxiliary facility located next to the house consists of a spacious garage for three vehicles with a charging point for electric vehicles, a room for hanging out with a gym and a toilet. Next to the house there is also a heated pool of 48 m<sup>2</sup> with a paved sunbathing area. The yard is completely fenced, lit and decorated in a Mediterranean style, which is complemented by an old olive tree. The property is fully furnished and equipped and is being sold as such. VAT is included in the stated price and real estate sales tax is not payable. The property is subject to VAT and is for sale with the entire ownership in the company. The exceptional secluded location, yet not far from all amenities necessary for life, and the quality of construction and equipment, offers lovers of intimacy, peace and nature an ideal opportunity for family life or an investment in an already well-established tourist rental business with excellent occupancy. 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: 18453

## Additional contact info

Reference Number: 576001  
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