

## ISTRA, MARČANA Visokokvalitetna prizemnica na mirnoj lokaciji!, 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  
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 Visokokvalitetna prizemnica na mirnoj lokaciji!
Property for:	Sale
House type:	detached
Property area:	156 m <sup>2</sup>
Lot Size:	1127 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	2
Price:	550,000.00 €
Updated:	Jul 20, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Marčana
City area:	Divšići
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:	5
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### Description

## Description:

ISTRA, DIVŠIĆI Modern single-family house in a quiet location! 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 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. This newly built modern one-story house is located in the center of a small town in the municipality of Marčana. The plot of 1315m<sup>2</sup> is completely surrounded by a wall. The house is designed so that the rear part faces the road, while all the rooms overlook the greenery bordering the plot itself. The modernly designed ground floor consists of 156m<sup>2</sup> of living space and a 48m<sup>2</sup> covered terrace with a summer kitchen. The house consists of an entrance hall, an open space living room connected to the kitchen and dining room, two bedrooms with a shared bathroom and a master bedroom with its own bathroom. The investors also thought about additional space, so they placed a room in the house that will be used as a laundry room and a storage room. The living room and outdoor kitchen have their own fireplace, while each room is equipped with the most modern inverter air conditioner. During the construction, quality materials were used, so tiles and PVC joinery were installed throughout the house, while 10 cm thick styrofoam was used for external insulation. There is also a 4x8 swimming pool on the spacious grounds, around which there will be a sunbathing area and a green area, as well as parking for several cars. An ideal opportunity to start a family life in a quiet location, not far from all necessary amenities or as an investment for rental for tourist purposes with a safe return on investment! The advertised price is for the turnkey system! The owner is willing to arrange the details of the interior of the house in agreement with the future owners. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions of Business: <http://www.dux-nekretnine.hr/opci-uvjeti> -business ID CODE: 16831

**Additional contact info**

Reference Number: 576400

Agency ref id: 16831