

## ISTRA, MARČANA - Kuća s bazenom i prostranom okućnicom, 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 prostranom okućnicom
Property for:	Sale
House type:	detached
Property area:	166 m <sup>2</sup>
Lot Size:	2300 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	540,000.00 €
Updated:	Jul 22, 2024

### Condition

Built:	2018
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### 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

Garage:	yes
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### Description

Description:	ISTRIA, MARČANA - House with a swimming pool and a spacious garden Marčana is a municipality in the southeast of the Istrian peninsula. It is located
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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. In one of the settlements of the municipality of Marčana, there is a house for sale with a swimming pool and a spacious garden. The house, conceived as a multi-storey house, extends through the ground floor and first floor. The ground floor consists of an open concept uniting the living room, dining area and kitchen with access to a covered terrace where there is an outdoor dining area and an open fireplace, a bedroom with its own bathroom, a guest toilet and a storage room, while upstairs there are two bedrooms with their own bathrooms. The house is fully air-conditioned and the first phase of central heating has been installed. The spacious garden provides complete privacy and peace. It contains a 32 m<sup>2</sup> saltwater pool with a sun deck, a children's playground and several parking spaces. This property is an ideal opportunity for family life as well as an investment for the purpose of an already well-established tourist rental. 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: 15219

### Additional contact info

Reference Number: 576818  
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