

## ISTRA, MARČANA - Moderna kuća s bazenom, 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 - Moderna kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	857 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	670,000.00 €
Updated:	Oct 20, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

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

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	3
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### Description

**Description:**

ISTRIA, PULA - Modern villa with pool Pula is the largest city in Istria. Both in the city and the wider area, the tourist offer is diverse and offers a number of opportunities for quality holidays. In the area of Pula, mainly along the coast and in the city center, there are a large number of hotels as well as apartment complexes, camps, children's and holiday resorts, and several nautical marinas. A few kilometers away from the city is one of the most famous national parks in Croatia, the Brijuni Islands, and around the city many tourist resorts and smaller picturesque places, such as Vodnjan, Medulin, Lizinjan, Premantura, Peroj, Fazana, etc. In a small town nearby This modern detached villa of 144m<sup>2</sup> is located in Pula on a plot of 1001 m<sup>2</sup> and a swimming pool of 40m<sup>2</sup>. It consists of ground and first floor. The ground floor has an open space with kitchen and dining area, living room and area with sauna. The living room opens onto a terrace with a swimming pool and a children's playground. Upstairs are 3 bedrooms each with its own private bathroom. In the hallway there is an exit to the common terrace which offers a view of the Istrian hills and the sea in the distance. The villa is fully air conditioned and has underfloor heating. The parking lot is fenced with 3 parking spaces. This property is a great opportunity for investment, as it is located in a well-established tourist rental or for a quiet family life close to all amenities and the sea. Dear clients, agency commission is charged in accordance with the General Terms and Conditions:

<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 14549

**Additional contact info**

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