

## ISTRA, MARČANA-Predivna kamena vila sa 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  
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-Predivna kamena vila sa bazenom
Property for:	Sale
House type:	detached
Property area:	260 m <sup>2</sup>
Lot Size:	910 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	778,500.00 €
Updated:	Jul 26, 2024

### Condition

Built:	2010
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### Location

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



### Parking

Number of parking spaces:	4
Covered parking space:	yes

### Description

Description:	In a great location in Marcana, a beautiful stone villa with a pool of 45m2 and 4 covered parking spaces for sale. The ground floor has a hallway, living room, dining room, kitchen, bedroom with its own bathroom, toilet, laundry room, pantry and entertainment room. Upstairs there is a storage room and two bedrooms with bathrooms and a large terrace and a small balcony. The heating and cooling system consists of inverter air conditioning on the ground floor, fan coils in each bedroom, fireplace in the living room, underfloor heating with heat pump on the ground floor and solar panels for hot water reheating. The villa is secured with an alarm system and a camera system. On the fenced plot there is a garden with a swimming pool with sun deck and a playground for children and a trampoline. It is fully equipped and decorated with quality furniture and is sold as such. This beautiful stone villa,
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in addition to the family character for housing, also offers the opportunity to engage in tourism. Luxurious architecture and a beautiful peaceful environment with a dose of comfort tailored to everyone. A property that will definitely not leave anyone indifferent. ID CODE: 11850

### Additional contact info

Reference Number: 577548

Agency ref id: 11850