

Istra, Lobarika, samostojeća kuća 317,17m² s bazenom i konobom, #prodaja, Marčana, House



Seller Info

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About us: Terram nekretnine Istra je tvrtka koja se bavi posredovanjem u prometu nekretnina sa dugogodišnjim iskustvom.

Cilj nam je pružiti vrhunsku uslugu za posredovanju u kupnji i prodaji nekretnina na području Istre.

Posredujemo u kupnji i prodaji nekretnina, prezentiramo nekretnine na internetu i u medijima, organiziramo razglede za potencijalne kupce, savjetujemo Vas o najboljoj praksi i uvjetima za kupoprodaju nekretnina te Vas po potrebi povezujemo s odgovarajućim stručnjacima koji će vas voditi kroz postupak potreban kako biste riješili

pitanja u svezi vaše nekretnine i tako osiguravamo preduvjete za njihovu prodaju (usluge arhitekata, odvjetničke, geodetske, bankarske, itd.).

Nekretnine koje se nalaze u našoj ponudi su prošle provjeru knjižno-imovinskog provjeru statusa nekretnine kako bi Vam osigurali sigurnu i bezbrižnu kupnju.

U postupku kupoprodaje nekretnine pripremamo sve potrebne pravne akte i dokumente no naša uloga ne završava potpisom kupoprodajnog ugovora nego se nastavlja uslugama kroz konačan proces prijenosa vlasništva nekretnine i izvršenje zakonskih obveza u cijelom postupku (razrez poreza na nekretnine, uknjižba vlasništva na nekretnini, prijenos tekućih obaveza i ostalo ali stručnu terminologiju (od prijepisa svih priključaka, prijava kod administrativnih tijela, ...)).

Obratite nam se s povjerenjem!

Vaš Terram team

Reg No.: 181/2022

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Listing details

Common

Title:	Istra, Lobarika, samostojeća kuća 317,17m2 s bazenom i konobom, #prodaja
Property for:	Sale
House type:	detached
Property area:	317.17 m ²
Lot Size:	1000 m ²
Bedrooms:	11

Bathrooms: 4
Cellar: yes
Price: 790,000.00 €
Updated: Mar 14, 2024

Condition

Condition: Kept

Location

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

Permits

Ownership certificate: yes

Additional information

Infrastructure: Water, Air conditioner
Energy efficiency: In preparation



Parking

Number of parking spaces: 3

Description

Description: Istria, Loborika, a detached house with three apartments with a total net area of 317.17m² for sale, with a garden of 1000m², where there is a swimming pool of 50m² and a tavern with a fireplace of 96m². The house consists of ground floor, first floor and second floor. On the ground floor there is an apartment of 106.37 m², which consists of an entrance hall, two bedrooms, a living room with a dining room with direct access to the terrace, a kitchen and a bathroom. An external staircase leads to the first and second floors. On the first floor there is an apartment of 103.40 m², which consists of an entrance hall, three bedrooms, a living room with a dining room with direct access to the terrace, a kitchen, a bathroom and a toilet. On the second floor there is an apartment of 107.40 m², which consists of an entrance hall, three bedrooms, a living room with a dining room with direct access to the terrace, a kitchen, a bathroom and a toilet. In the basement, the house also has a cellar of approx. 17 m². The house has a large and well-kept garden of

approx. 1000m², where there is a large swimming pool of 50m² and a beautiful tavern with a fireplace, a bathroom and additional space with a total square footage of 96m² and three parking spaces. The house is fully furnished and is being sold as such. The first and second floors have a well-established long-term rental business in tourism. The house is located in a beautiful and quiet location, close to all necessary facilities, distance from the highway approx. 3 km, distance from the airport 3 km and distance from the city of Pula 7 km. Ownership clean. #sale Custom ID: K-246 Energy class: U izradi **Interested buyers can obtain the necessary information about the advertised real estate and view it through our agency only with the prior signing of a real estate mediation contract or Real Estate Viewing Record.** **The buyer pays an agency commission of 3% + VAT.**

Additional contact info

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