

## Istočna Istra, nova kuća za odmor s pogledom na more, Marčana, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Istočna Istra, nova kuća za odmor s pogledom na more  
Property for: Sale  
House type: detached  
Property area: 170 m<sup>2</sup>  
Lot Size: 1342 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 9  
Bathrooms: 3  
Price: 600,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2023.

#### Location

Country: Croatia  
State/Region/Province: Istarska županija  
City: Marčana

City area: Rakalj  
ZIP code: 52206

## Permits

Building permit: yes



## Additional information

Energy efficiency: A+

## Description

Description: Eastern Istria, we are selling a great newly built house with a sea view. The house is designed as a two-story building, with a total area of 170 m<sup>2</sup>. The ground floor consists of a spacious living room connected to the dining room and kitchen, there is also one bedroom, a bathroom and a technical room. The living area is connected to the outside area, a covered terrace and a sun deck. Upstairs there are three bedrooms and two bathrooms. The bedrooms have a common balcony with a beautiful view of the sea all the way to the Raš Bay and the small port of Trget. The property is sold ready-made, without furniture, which leaves the new owner with the choice of adapting the property to his own wishes, tastes and needs. For heating and cooling needs, air conditioners will be installed in all rooms, electric underfloor heating with Wi-Fi thermostats throughout the house, and a built-in wood-burning fireplace in the living room. Superior heating and cooling systems will ensure a pleasant stay in this property throughout the year. Also, solar panels for the photovoltaic power plant will be installed. The spacious garden covers 1342 m<sup>2</sup>. It will be completely fenced and landscaped with secured parking, beautiful green areas and a landscaped sunbathing area and a 32 m<sup>2</sup> swimming pool. The planned completion of the property is by the end of 2024. The real estate is included in the VAT system, and the buyer does not pay real estate sales tax when buying real estate. ID CODE: 2003-662

## Additional contact info

Reference Number: 580718  
Agency ref id: 2003-662  
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