

## Kuća, okolica Marčane, Istra, Marčana, House



### Seller Info

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Company Name:	Capital Invest d.o.o.
Service Type:	Selling and renting
Website:	<a href="https://www.capitalinvest.hr">https://www.capitalinvest.hr</a>
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About us:	Agencija Capital invest je nastala zbog osnovnog cilja njezinog vlasnika a to je rad sa ljudima. Rad sa ljudima se ne može naučiti to „ ili voliš ili ne voliš” ,a na tragu toga da „voliš” ljude nastavlja se ljubav prema Istri i svim blagodatima koja Istra pruža. Kada se sve to skupa zbroji jedino logično rješenje je rad sa nekretninama na Istarskom poluotoku. Ako i vi volite Istru i sve ono što ona pruža pridružite nam se i uživajte zajedno sa nama u prekrasnoj Istri.

### Listing details

#### Common

Title:	Kuća, okolica Marčane, Istra
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	398 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5

Bathrooms: 2  
Price: 465,000.00 €  
Updated: Mar 20, 2024

## Condition

Newbuild: yes  
Built: 2018

## 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

## Heating

Central heating: yes



## Parking

Number of parking spaces: 4

## Description

Description: We are selling a beautiful detached house located in an extremely quiet place, only 15 km from Pula and 8 km from the coast and the first beaches. This property offers an exceptional combination of comfortable family life and potential for a successful tourist business with an extended season from March to September. The total area of the house is 160 m<sup>2</sup>, located on a plot of 390 m<sup>2</sup>, which guarantees complete privacy and peace. The ground floor of the house offers a spacious open space that includes a kitchen, dining room and living room with a beautiful open stone fireplace. From this space you can access a covered terrace in the back of the

yard with a heated swimming pool, ideal for enjoying outdoor activities and relaxing. On the ground floor there is also one bedroom, a bathroom with a toilet and a storage room. Upstairs there are three bedrooms and another bathroom with a toilet. The house is equipped with underfloor heating, and each room has its own air conditioning unit. The carpentry is PVC with mosquito nets on all windows and doors, which provides additional comfort. The yard is surrounded by a wall and equipped with a heated swimming pool, a covered terrace and a barbecue corner, perfect for spending time with family and friends. In addition to all that, the house has a spacious and tidy garage, as well as an alarm system for complete security. This property is sold fully decorated and furnished, ready for a new owner who will enjoy all its benefits immediately after moving in. For more information, visit our website [capitalinvest.hr](http://capitalinvest.hr) ID CODE: 349

### Additional contact info

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