

## Marčana, okolica, dizajnerska villa okružena prirodom, 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  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Marčana, okolica, dizajnerska villa okružena prirodom  
Property for: Sale  
House type: detached  
Property area: 285 m<sup>2</sup>  
Lot Size: 2434 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 4  
Price: 2,200,000.00 €  
Updated: Apr 16, 2024

#### Condition

Built: 2021

#### Location

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

City area: Marčana  
ZIP code: 52206



## Permits

Building permit: yes

## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Marčana, surroundings, this luxury house is located in a small and charming village located approx. 12 kilometers from Marčana and has quick and easy access to local roads that lead to beautiful beaches on the east coast of Istria, only approx. 2 km away. The distance from Pula is 26 km. This luxury villa is located on the outskirts of the town and is therefore surrounded by greenery and nature, while the street leading to it is quiet and secluded. The villa itself consists of two floors with a total living area of 284.46m<sup>2</sup>. On the ground floor is the entrance hall, the main decoration of which is the designer staircase for the upper floor, which elegantly introduces us to the living room as a central space for living, which is connected to the kitchen and dining room with an open space concept. The glass wall along the entire length of this space provides enough daylight, and during the summer months the outdoor space with a terrace, sunbathing area and swimming pool becomes an elegant continuation of the living room. On the ground floor, there is also a storage room, a pool engine room, a toilet, two bedrooms with their own bathrooms and access to the pool and garden, as well as a wellness area. The previously mentioned staircase on the upper floor leads us to the gallery space, which is designed as a work space, while below is a hallway which, although it is in a central position in the house, lets in daylight through the skylight and leads us to two bedrooms with a beautiful view of the surroundings and greenery and each of them has its own bathroom. In addition to the swimming pool, there is also a small olive grove in the garden, enough space for parking three to four cars and enough space to enjoy the fresh air and greenery. Such a property, which is superbly equipped and is located in a secluded area, is a real opportunity for someone looking for a property that provides privacy, peace, security and evokes a sense of satisfaction, whether it will be used as a family home or as a rental property. ID CODE: 1018-727

## Additional contact info

Reference Number: 586489  
Agency ref id: 1018-727