

## Marčana, okolica, impozantno imanje na osami, Barban, 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:	<a href="https://diamond-realestate.hr/">https://diamond-realestate.hr/</a>
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
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About us:	Diamond Real Estate Partizanska 5a, Dom Obrtnika, 1.kat, 52440 Poreč

### Listing details

#### Common

Title:	Marčana, okolica, impozantno imanje na osami
Property for:	Sale
House type:	detached
Property area:	235 m <sup>2</sup>
Lot Size:	24378 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	14
Bathrooms:	3
Price:	1,130,000.00 €
Updated:	Apr 16, 2024

#### Condition

Built:	2019
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#### Location

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

City area: Manjadvorci  
ZIP code: 52207

## Permits

Building permit: yes



## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description:

Marcana, surroundings, we are selling a beautiful holiday house with a large garden in a great location. This imposing property stretches over 24,378 square meters and the beautiful house of modern interior and exterior design is perfectly positioned in solitude thus guaranteeing privacy and peace. The house was built in 2019, a nice concept, and consists of a total of 235 m<sup>2</sup>. The modern house comprises a separate bedroom with a bathroom, a separate entrance with a beautiful view of the garden and access to the pool. Furthermore, on the ground floor there is a beautiful open concept space that includes a comfortable living room, dining room and fully equipped kitchen. The first floor of the house is a night area with three bedrooms and one shared bathroom with access to the terrace. The master room has a comfortable walk in closet as well as its own office, also with access to the terrace which offers a beautiful view of the surrounding greenery and nature. Underfloor heating has been installed throughout the house, and fan coilers have been installed in each room, which makes the property pleasant to stay and live in all year round. The garden includes everything that reaches the view, the property is isolated and far enough from the main road and yet in a well-connected location - 7 km away from the town of Marcana, 15 km from Pula airport and the first beach is only 8 km. The first restaurant is within walking distance. The entire property is lit at night along its entire length and the old olive grove leaves an additional impression, which is also beautifully lit, which especially emphasizes the beauty of the old olive tree. The crown of the spacious garden is certainly a beautiful heated pool of 48 m<sup>2</sup> with a beautiful beach and sun deck. There is also a covered area with a stone barbecue for socializing and dining outdoors in the summer months with a wonderful view of the pool, garden and nature. In the garden there is an auxiliary facility of 16 m<sup>2</sup> in which there is a playroom with table football and billiards, as well as a fitness area with various exercise equipment. The auxiliary facility also has its own guest toilet. In the

continuation of the auxiliary building there is a spacious garage for three cars. The property is in the VAT system and is sold together with the entire ownership in the company. The price includes VAT. This imposing property with a beautiful holiday home is definitely a unique opportunity on the market as an excellent investment in the business of tourist rental, but also dealing with other forms of economy. ID CODE: 2003-218

### Additional contact info

Reference Number: 586784  
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