

## Unikat na tržištu - prekrasna kamena vila s bazenom, Marčana, Marčana, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Unikat na tržištu - prekrasna kamena vila s bazenom, Marčana
Property for:	Sale
House type:	detached
Property area:	168.0 m <sup>2</sup>
Lot Size:	690.0 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	2
Price:	580,000.0 €
Updated:	Apr 03, 2024

### Condition

Condition:	Newly adapted
Built:	1980

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Sewage, ADSL



## Parking

Number of parking spaces: 3

## Description

Description: We are selling a unique Istrian estate with three stone residential buildings, a swimming pool, a bread oven, a summer kitchen, three auxiliary buildings and a playground for children. The property is located in the most attractive urban part of the picturesque Istrian town of Marčana. This ideal corner for everyone who is looking for family peace in their own little paradise, or who wants to enjoy an annual vacation at any time of the year, is located in the very center of southeastern Istria. The centuries-old Istrian town today enjoys a unique privilege on the Istrian peninsula as it has the longest sea coast with crystal clear sea and lush greenery in the hinterland, and as such is one of the most promising tourist destinations in this part of the Mediterranean. This is why only the most discerning Western European tourists and lovers of primeval nature visit it. The restored villa consists of two stone houses joined into a single whole with 168m<sup>2</sup> of living space, on two floors: ground floor (open space) and first floor. The ground floor offers an open concept living space with a spacious living room, kitchen and dining room with a fireplace, and double access to the outdoor covered terrace next to the entire villa. An internal staircase leads to the first floor with three beautifully decorated bedrooms and two spacious bathrooms. On the southwest side of the yard there is a swimming pool with a sunbathing area and an attractive recreational area for children. For intimate family and friendly gatherings, a beautiful covered area with an outdoor fireplace, an original bread oven and an optimally arranged summer kitchen has been incorporated. Unusual warmth and elegance, both in the interior with unique elements of antique furniture and in the exterior, were

breathed into this property by the owners themselves, relying on their personal many years of interior design experience brought to Istria from the Kingdom of Belgium and France. The beautiful stone estate was restored stone by stone with the aim of preserving every autochthonous detail, so that today it shines in the entire Marchan landscape. The estate is surrounded by a carefully tended garden filled with old olive trees, jasmine, laurel, oleander, rosemary, lavender, immortelle, tangerine and other Mediterranean garden crops, which, in addition to the visual experience, give the whole estate an intoxicating smell of the Mediterranean throughout the year. What makes this whole estate unique is the indigenous stone kažun with an authentic Istrian fireplace, chains and circular stone benches for socializing and dining. This kažun is unique in that it was not built as an independent stone building, but rather represents an integral part of the ground floor of the former "farm house". The "farmhouse" with a kažun has about 160 m<sup>2</sup> of living space and is in the restoration phase. The entire ground floor space is supported by original stone slabs (saliž), which are in excellent condition. Also, the original stone staircase leads to the first floor, the roof is completely new, and the electricity and water connections are on the property. According to the owner's idea, a beautiful open space could be built on the ground floor, where the main attraction would be open to the living room, an authentic stone staircase involved in the space would lead to the other two floors, where there would be two luxurious bedrooms on each floor. with bathrooms, or four smaller apartments.

### Additional contact info

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