

## ISTRA, MARČANA - Besprijeckorna vila na rubu naselja, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MARČANA - Besprijekorna vila na rubu naselja
Property for:	Sale
House type:	detached
Property area:	222 m <sup>2</sup>
Lot Size:	715 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	1.00 €
Updated:	Jun 22, 2024

### Condition

Built:	2015
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### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	B
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, MARČANA - Immaculate villa on the edge of the settlement Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km
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northeast of Pula, the largest city in Istria. It is known as a destination for the sea, holidays, wine and olive oil. It is a culturally rich settlement with crystal clear sea and an almost unreal landscape consisting of gorgeous bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana and its fertile green fields, with gentle hills that descend to hidden rocky coves and secluded villages and towns are the undiscovered treasure of the eastern coast of Istria. Surrounded by greenery in a gentle neighborhood not far from Marčana, an impeccable villa on the edge of the village is for sale. It is immersed in peace, quiet and the charms of nature and represents the harmony of space, needs, functions, construction and beauty. With its tame architecture, the house blends in form and color with the village and the landscape. The Istrian stone "Kanfanar" that dominates the property combines tradition with a modern style characterized by impressive glass walls, which are a subtle border between interior and exterior and allow lots of natural light. The interior layout distributed over two floors offers a harmonious living environment that exudes elegance and provides a high level of comfort with top-quality equipment and elements of modern furniture. On the ground floor there is a kitchen and a living room with a dining room and access to a spacious covered terrace with a summer kitchen. In the rest of the ground floor there are two bedrooms, a bathroom, a laundry room with a toilet and a storage room. The first floor consists of two bedrooms, a fitness room, two bathrooms and a spacious partially covered terrace. The terrace with a view of the greenery contains a lounge area and a hot tub. The fenced yard is full of greenery and Mediterranean plants, and the perfect harmony is rounded off by the 34 m<sup>2</sup> swimming pool with a sun deck. The excellent location and spatial organization of the interior and exterior of this impeccable property provides an opportunity for a comfortable family life or an investment investment in a tourism rental business. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 29146

## Additional contact info

Reference Number: 587390  
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