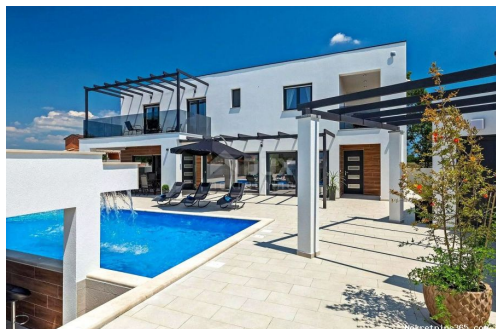


## ISTRA, MARČANA - Komforna moderna kuća s bazenom, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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 - Komforna moderna kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Lot Size:	692 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	6
Price:	780,000.00 €
Updated:	Jun 26, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Description

Description: ISTRIA, MARČANA - Comfortable modern house with swimming pool Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km 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 an undiscovered treasure of the eastern coast of Istria. A comfortable modern house with a swimming pool is for sale in one of the settlements of the Municipality of Marčana, offering a perfect balance of rural surroundings and proximity to urban amenities. The property is distinguished by the quality of its construction, which guarantees long-term satisfaction and quality of living, as well as its modern design, which is characterized by a regular

geometric form and regular lines in the space. The airy interior is tastefully decorated and well equipped, and is divided into two floors with a compact floor plan. The ground floor consists of a kitchen, dining room and living room with access to a covered terrace, a bedroom with its own bathroom, a lobby with a pool table and a guest toilet. The first floor consists of four bedrooms with private bathrooms and two terraces covered by a pergola. Additional comfort is provided by the two-story apartment within the house. The apartment has a separate entrance and consists of a living room with a kitchen and a guest toilet on the ground floor, while on the first floor there is a bedroom with its own bathroom and access to a covered terrace. The house also has a basement that serves as a small but always necessary storage room. Next to the house there is an auxiliary facility with a toilet and a storage room, and the summer kitchen with an open fireplace covered by a pergola continues to it. The central part of the landscaped and fenced garden is filled with a 50 m<sup>2</sup> heated saltwater pool, and the elegantly integrated bar under the pool's waterfall completes the perfect harmony. The possibility of expanding the garden by 1,269 m<sup>2</sup> with price correction. The additional land next to the house is a building plot for residential use and consists of two cadastral parcels of 661 m<sup>2</sup> and 608 m<sup>2</sup>. Both plots of flat, neat terrain are relatively regular in shape and have access to a public road. The location, comfort and additional possibility of investment make this property an ideal opportunity for a peaceful family life as well as for an investment for the purpose of tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 29119

## Additional contact info

Reference Number: 587861  
Agency ref id: 29119