

## Istra, Krnica, novoizgrađena moderna vila s bazenom, Marčana, House



### Seller Info

Name: Elite Nekretnine  
First Name: Elite  
Last Name: Nekretnine  
Company Name: Elite nekretnine  
Service Type: Selling and renting  
Website: <https://www.elite-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Ciottina 24b  
Mobile: +385 51 444 488  
Phone: +385 51 444 488  
Fax: +385 51 444 494  
About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up  
of all documentation appraisals  
marketing and advertising  
support for obtaining energy  
certificates free consultance

#### General data

Name : Elite nekretnine  
Abbreviated name : Elite RI  
Head office : Ciottina 24 b  
OIB 28953054348  
IBAN and name of bank :  
HR4224920081100053969 ,  
Imex banka

#### Listing details

### Common

Title: Istra, Krnica, novoizgrađena moderna vila s bazenom  
Property for: Sale  
House type: detached  
Property area: 168 m<sup>2</sup>  
Bedrooms: 4  
Price: 750,000.00 €  
Updated: Apr 18, 2024

### Condition

Built: 2023

### Location

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



### Additional information

Energy efficiency: A+

### Description

Description: Istria, Krnica, newly built modern villa with swimming pool A fully furnished villa of modern design in Krnica is for sale. A place that is only 5 minutes away from the sea and the first beaches by car. In the immediate vicinity of the villa there is a superb tavern 'Da Rocco' which offers excellent dishes such as fish, meat and

pasta, in the very center of Krnica there is also a Pizzeria 'Kum' and only a 5-minute drive takes you to the village of Rakalj, as well as a large selection of wonderful wild beach. The villa consists of two floors, the ground floor and the first floor with a terrace that offers relaxation and rest to the future owners. An area of 168 square meters distributed on the ground floor in which there is an entrance hall, a toilet, a storage room, an open space that includes a modernly decorated living room, an equipped kitchen in accordance with the decoration of the entire villa, as well as a daylight-lit dining room that has a glass wall so that sunlight reaches in the villa and makes it pleasant and warm to stay. On the ground floor of the villa there is also a bedroom with its own bathroom. The first floor has two bedrooms with private bathrooms. One of the bedrooms has direct access to an open terrace with a view of the landscape. Cooling is through an air conditioner and underfloor heating. In the garden of the villa there is a swimming pool of 47.5 square meters, a sunbathing area and a part of the covered terrace that will allow the future owners to cook and dine outdoors. Two parking spaces. The distance to a bigger place like Pula is 25 km. REAL ESTATE WORTH ATTENTION. DIRECT CONTACT WITH THE AGENT: Agent: Rebeka T. | Mobile: 099 2816562 | E-mail: rebekatomisic.elitenekretnine@gmail.com

### Additional contact info

Reference Number: 591442  
Agency ref id: 36961  
Contact phone: +385 95 595 8800