

## Luksuzna kuća s dva stana i bazenom u Marčani, Marčana, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Luksuzna kuća s dva stana i bazenom u Marčani
Property for:	Sale
House type:	in sequence
Property area:	247 m <sup>2</sup>
Lot Size:	617 m <sup>2</sup>
Bedrooms:	10
Bathrooms:	3
Price:	700,000.00 €
Updated:	Apr 23, 2024

### Condition

Built:	2020
--------	------

### Location

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



### Permits

Ownership certificate:	yes
------------------------	-----

### Additional information

Energy efficiency:	A+
--------------------	----

### Description

Description:	The house in Marčana occupies an area of 247 m <sup>2</sup> , with a spacious garden of 617 m <sup>2</sup> . This property has two apartments, one on the ground floor and the other on the first floor. The ground floor apartment consists of an entrance hall that leads to a spacious living room, a bathroom, a bedroom, a bedroom equipped with its own bathroom, a storage area, a pantry and a laundry room. Also, on the ground floor there is a kitchen with a dining room, which has access to a covered terrace facing south so that there is natural light until late in the afternoon, an ideal place to relax and enjoy the outdoors. We climb the covered external stairs to the floor where the second apartment is located, which also has two spacious bedrooms, a living room,
--------------	--

a kitchen with a dining room, a bathroom and a terrace, providing a comfortable and functional space for living. The entire house is equipped with underfloor heating, PVC joinery, electric blinds and mosquito nets on all windows, providing comfort and practicality. Each room is equipped with air conditioning for additional comfort throughout the year. Cables for video surveillance and a tube for a charger for electric cars have been prepared. By the way, there is an empty pipe to the roof if the new owner wants to install a PV system., which makes this property modern and safe to live in. There is also a 37 m2 swimming pool in the beautifully landscaped garden, ideal for refreshing and relaxing on warm summer days. Overall, this house offers a combination of luxury, comfort and practicality, creating the perfect place to live. For additional information and viewing of this unique opportunity, feel free to contact me: STEFANO PERUŠKO MEDIATION ASSISTANT Cell phone 099/721-0395 stefano.perusko@dogma-nekretnine.com ID CODE: IS1512018

### Additional contact info

Reference Number: 595296  
Agency ref id: IS1512018