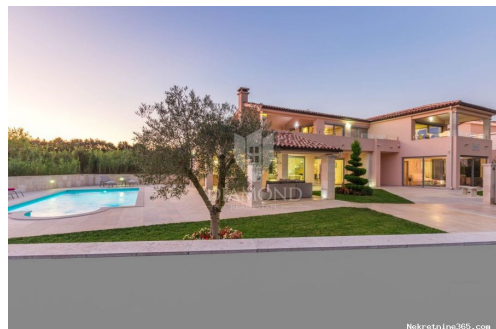


## Marčana, prekrasna Villa u mirnom naselju, Marčana, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Partizanska 5a, Dom Obrtnika,  
1.kat  
Mobile: +385 52 210 824  
Phone: +385 52 210 824  
About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Marčana, prekrasna Villa u mirnom naselju  
Property for: Sale  
House type: detached  
Property area: 223 m<sup>2</sup>  
Lot Size: 715 m<sup>2</sup>  
Bedrooms: 10  
Bathrooms: 3  
Price: 675,000.00 €  
Updated: Apr 30, 2024

#### Condition

Built: 2016

#### Location

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

ZIP code: 52206



## Permits

Building permit: yes

## Additional information

Energy efficiency: B

## Description

Description: Marčana, a beautiful Villa in a quiet settlement In the vicinity of the small town of Barbana, only a few kilometers away from the port of Krnica, known for its excellent Mediterranean restaurants and a beautiful indented coast, this elegant Villa with a swimming pool is located. This beautiful modern Villa was built on a plot of 715 m<sup>2</sup>, located at the very edge of the village. It consists of ground and first floor. The ground floor includes an open living room with a beautiful view of the pool and garden, a dining room and a fully equipped kitchen. The entire space is additionally decorated with large glass walls that ensure the airiness of the living space as well as enough natural light. On the ground floor there is also a guest toilet, two bedrooms and a bathroom. The first floor combines two bedrooms and two bathrooms. There is also a fitness room with access to the terrace with a view of the surrounding landscape and nature. There is an outdoor jacuzzi on the spacious terrace for complete relaxation and enjoyment of the peace that this location offers. The interior has an elegant design that exudes comfort and functionality, which guarantees a real vacation. The villa is equipped with inverter air conditioners in every room, underfloor heating and a pellet stove in the living room. The outdoor space includes a covered terrace with a summer kitchen and a large dining table with a view of the beautiful 32 m<sup>2</sup> swimming pool. The yard is landscaped, maintained and fully fenced and offers its guests peace and privacy. This exceptional Villa offers the perfect escape from the hustle and bustle of coastal towns, yet close enough to all essential amenities and tourist attractions. With a well-established tourist rental business, the Villa represents an excellent opportunity for a business investment. ID CODE: 2006-249

## Additional contact info

Reference Number: 604763

Agency ref id: 2006-249