

## PRILIKA! PREKRASNA KAMENA VILLA, 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:	PRILIKA! PREKRASNA KAMENA VILLA
Property for:	Sale
House type:	detached
Property area:	223 m <sup>2</sup>
Lot Size:	715 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	3
Price:	675,000.00 €
Updated:	May 07, 2024

### Condition

Built:	2015
--------	------

### 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:	B
--------------------	---

### Description

Description:	<p>Hreljići is a small and quiet place that belongs to the municipality of Marčana. Recently, locations for tourism and vacation have become more and more popular. This beautiful villa is located on the eastern side of Istria. With a total distance of 4 km from the sea, there are many options, from walking through beautiful nature, swimming in the clear sea, exploring the rich gastronomic offer along the coast, etc .. This beautiful villa has a total size of 203 m<sup>2</sup> divided on the ground floor and first floor. On the ground floor there is a large open space with a kitchen with dining area and living room. From the living room by internal stairs we go to the</p>
--------------	---

upper floor where the bedrooms and bathrooms are located. From the lower floor we access a large covered terrace with barbecue and a large table for dining and socializing. In the continuation of the terrace we come to a large pool around which there is plenty of space to enjoy and sunbathe. The house was built in 2015 and most of it is made of quality and famous "Kanfanar" stone. The house has two secured parking spaces and there is a possibility of additional parking next to the fence of the house since it is located at the end of the street next to the forest. The property is certainly noteworthy for several reasons, from the location itself, which is in an extraordinary position, to the small details that were given attention while the building was being worked on. An excellent villa that can become an ideal home or can be used for tourist purposes in which it is currently located and achieves enviable results. Za sva dodatna pitanja i/ili više informacija na raspolaganju Vam stoji: CLAUDIO MEZZALIRA AGENT S LICENCOM Mobitel 099/285-7323 [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ID CODE: IS1512263

### Additional contact info

Reference Number: 605718  
Agency ref id: IS1512263