

## ISTRA, RAKALJ - Raskošna vila, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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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, RAKALJ - Raskošna vila
Property for:	Sale
House type:	detached
Property area:	555 m <sup>2</sup>
Lot Size:	4136 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	9
Bathrooms:	5
Price:	2,500,000.00 €
Updated:	Nov 15, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	7
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### Description

Description:	The villa has seven bedrooms, six bathrooms, two living rooms, indoor and outdoor kitchen, wine cellar, swimming pool, urbanized garden. This luxurious villa is located in the heart of Istria, in a small tourist town Rakalj, 25km near the historic town of Pula. The property of the villa extends to 4136 square meters with
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a swimming pool. It spreads over two spacious floors: ground floor and first floor. The garden of the villa belongs to the urbanized land of 3120m<sup>2</sup> and 1016m<sup>2</sup> is located opposite the villa as a parking lot. The villa has two living rooms, indoor kitchen and outdoor summer kitchen, wine cellar and laundry room, seven bedrooms, five bathrooms and a guest toilet. Central heating is on gas, each room, living room and kitchen have air conditioning. On the ground floor of the villa there is a fully equipped kitchen with dining area, spacious living room with fireplace, additional living space whose door leads to the courtyard of the villa with pool. Modernly equipped bathroom and a beautiful loggia that has glass walls instead of two walls acts like a small green gallery and is ideal for relaxing with morning coffee or afternoon tea. Stairs lead you to the first floor of the villa and reveal a beautiful space in which there are three double rooms with a double bed and a private terrace equipped with seating. There are also two modern bathrooms, one bathroom with a hydromassage jacuzzi tub and the other with a hydromassage jacuzzi shower with sauna. On the first floor of the villa there is a separate small apartment residence with living room, two bedrooms with double bed, terrace and bathroom. The apartment residence is connected by a massive external stone stairs to the space of a luxurious courtyard with a swimming pool. In the spacious sunny courtyard of the villa there are two bedrooms with bathrooms and separate entrances, outside, a beautiful covered mansion with a stone outdoor fireplace and furniture for living and relaxing. This area will surely offer many wonderful moments of relaxation and enjoyment in good company and good gastronomic offer which is a well-known for the Istrian region. ID CODE: 30672

### Additional contact info

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