

ISTRA, MARČANA - Moderna novogradnja s bazenom, Marčana, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: info@dux-nekretnine.hr
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
Mobile: 385 91 480 8808
Phone: 385 51 518 174
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,MARČANA - Moderna novogradnja s bazenom
Property for:	Sale
House type:	detached
Property area:	215 m ²
Lot Size:	683 m ²
Bedrooms:	8
Bathrooms:	3
Price:	545,000.00 €
Updated:	Jul 10, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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



Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description:	ISTRIA, MARČANA - Modern new building with swimming pool Marčana is a village located north of Pula, at the intersection of the Pula-Labin and Vodnjan-Krnica roads, and is the seat of the municipality of the same name. The attractive sea coast plunges steeply into the clear Adriatic Sea. The coast is dominated by green peninsulas and bays with a beautiful view towards the horizon. This modern designer villa is for sale in a quiet village surrounded by nature. It consists of a ground floor and a first floor with a total area of 215 m ² on a plot of 683 m ² . The ground floor contains an entrance hall, a kitchen with a dining room and a living room, which below offers access to the beach, a heated
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pool of 9x3.5m² and a jacuzzi with a sunbathing area, then on the ground floor there is also one bedroom with a bathroom and a guest toilet. Upstairs there are two more bedrooms with a bathroom and access to the terrace. There is a floor heating system in the bathrooms and living room. Aluminum carpentry of liftable sliding walls with an interrupted thermal bridge with iso-triple glass filled with gas. Aluminum blinds with electric drive in the bedrooms. In the facade, there is 10 cm Styrofoam with ventilated facade wooden decorative coverings swisspearl. There is a solar panel for water on the roof. Connection for charging electric cars. Preparation for video surveillance and alarm system. The villa is sold fully furnished. The stated price is for legal entities in the VAT system, for natural persons the VAT item is calculated. Opportunity! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 30769

Additional contact info

Reference Number: 611957
Agency ref id: 30769