

## Marčana Villa 160m2 sa grijanjim bazenom i garažom, Marčana, House



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,  
ovlaštena agencija za  
posredovanje u prometu  
nekretninama sa sjedištem u  
Rijeci, Verdieva 5, novost na  
tržištu, ali s timom provjerenih  
agenata posrednika, nastojat će  
prvenstveno zadovoljiti Vaše  
interese.

Do realizacije i ostvarenja  
željenog, dovest ćemo Vas bez  
stresa, nervoze, uz maksimalnu  
sigurnost, a ukoliko nam  
ukažete povjerenje radi kupnje  
ili prodaje, eventualno najma te  
zakupa, potrudit ćemo se  
zaslužiti Vašu preporuku kao  
najbolju reklamu.

Rad, predanost, upornost,  
profesionalnost i poznavanje  
tržišta, argumenti su kojima

raspoložemo.

Danas je vrijeme novac,  
nastojat ćemo ga uštedjeti za  
Vas.

Plaćanje posredničke naknade-  
sa smiješkom na licu. Sve  
naprijed navedeno uz  
kvalificiranu pravnu pomoć i  
savjete.

Dobar odabir! Kroz naše web  
stranice nastojimo se približiti  
svim klijentima korisnicima  
naših usluga, i onima koji će to  
tek postati.

Zadovoljan klijent je naša  
obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Marčana Villa 160m2 sa grijanjim bazenom i garažom
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	400 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	2
Price:	520,000.00 €
Updated:	Jun 28, 2024

### Condition

Built: 2017

### 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: A



## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: Marčana surroundings Villa in a quiet location in a cul-de-sac, close to public transport, kindergartens, shops and schools. The building consists of a ground floor and a first floor with a total living area of 160m<sup>2</sup>, with a garden of 400m<sup>2</sup> where there is a heated swimming pool of 30m<sup>2</sup>. On the ground floor of the villa there is a living room with a kitchen, a dining room and a bathroom, while on the first floor there are four bedrooms, a bathroom and a 5m<sup>2</sup> terrace. There are 5 inverter heating-cooling air conditioning units, one in the living room and each bedroom own. There is electric underfloor heating throughout the entire building and a large wood-burning fireplace in the living area. The villa is used as a summer rental and brings a very nice income and is ideal as an investment or for family life. ID CODE: IST-0331

## Additional contact info

Reference Number: 616492  
Agency ref id: IST-0331