

## 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, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 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:            | 465,000.00 €                                       |
| 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  
Contact phone: 0913314002