

## Marčana, kuća 172m2 , grijani bazen i sauna !, 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, kuća 172m2 , grijani bazen i sauna !
Property for:	Sale
House type:	detached
Property area:	172 m <sup>2</sup>
Lot Size:	800 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	3
Price:	540,000.00 €
Updated:	Jun 28, 2024

### Condition

Built: 2017

### Location

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

### Permits

Ownership certificate:      yes



## Additional information

Energy efficiency:      A

## Parking

Number of parking spaces:      2

## Description

Description:      MARČANA - this is an ideal destination for anyone looking for a different form of vacation, away from the summer bustle and crowded tourist centers: its 36 kilometers of coastline is the least urbanized coastal zone in Istria with crystal clear sea and lush greenery in the hinterland. This excellent ground floor house of 127 m<sup>2</sup>, consists of kitchen, dining room, living room, 2 bedrooms, 2 bathrooms. The living room has direct access to the terrace, where there is a heated pool of 32 m<sup>2</sup>. Heating and cooling is regulated by air inverters located in all rooms, pellet stoves, and underfloor heating is installed in the bathrooms. Next to the house there is an auxiliary facility, 45 m<sup>2</sup> in size, which has a fitness area with several exercise equipment, sauna and a small storage space and a bathroom. The garden is completely fenced, and is equipped with facilities such as an outdoor kitchen which is also covered, a children's playground and parking for 2 cars. \* GROUND FLOOR 127 m<sup>2</sup> + AUXILIARY BUILDING 45 m<sup>2</sup> = 172 m<sup>2</sup> \* 2 BEDROOMS \* 3 BATHROOMS \* HEATED POOL 32 m<sup>2</sup> \* CLIMATE IN ALL ROOMS \* FLOOR HEATING IN BATHROOMS \* PELLET STOVE \* FITNESS ZONE \* SAUNA \* OUTDOOR KITCHEN - MASONRY FIREPLACE WITH COVERED SPACE \* 2 PARKING SPACES \* YEAR OF CONSTRUCTION 2017 \* ENERGY CERTIFICATE A \* PVC DOORS AND WINDOWS \* IRRIGATION \* USAGE PERMISSION ID CODE: IST-0133

## Additional contact info

Reference Number:      616671

Agency ref id:      IST-0133