

## ISTRA, MARČANA - Kamena vila u privatnom naselju, 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, MARČANA - Kamena vila u privatnom naselju
Property for:	Sale
House type:	detached
Property area:	160 m <sup>2</sup>
Lot Size:	770 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	550,000.00 €
Updated:	Jun 14, 2024

### Condition

Built:	2015
Last renovation:	2020

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

ISTRIA, MARČANA - Quality stone villa located in a quiet location in a private and luxurious settlement, close to the beaches and all necessary facilities. We proudly present this quality stone villa located just a few short minutes' easy drive from the center of Marčane and beautiful natural beaches. It is a villa built in 2015 in traditional Istrian style, and it is located in a small luxury settlement surrounded by nature and greenery. Close to the villa is one of the most beautiful natural beaches with crystal clear sea, ideal for fun, socializing and rest after an active day, as well as all the amenities needed for a safe and peaceful stay. **PROPERTY DESCRIPTION:** This high-quality and well-maintained villa consists of a total of 160 m<sup>2</sup> of living space, which is divided into two floors, ground floor and first floor. The ground floor of the villa thus consists of an entrance hall with a wardrobe area, which then leads us to the living area of the villa, which is designed according to the "open space" system without partition walls. There is a sun-bathed comfortable living room, then a dining room sufficient for the whole family and a fully equipped kitchen. The living room is decorated with a functional fireplace ideal for the colder months of the year. From the ground floor of the villa, there is unhindered access to the garden and the larger outdoor covered terrace, ideal for socializing and having fun with friends and family. Additionally, in the private part of the ground floor of the villa, there is a first bedroom with its own bathroom, as well as a guest toilet and a storage room. An internal staircase leads to the upper floor of the villa, which consists of two spacious bedrooms, each with its own walk-in closet and bathroom. Each room also has access to a larger covered terrace with a view of the bay of Raš and greenery. **DESCRIPTION OF THE GARDEN:** The villa is located on a spacious, fully fenced garden of 770 m<sup>2</sup>, when we subtract the space occupied by the villa and the pool, you have a comfortable 311 m<sup>2</sup> of landscaped and maintained garden ideal for fun and carefree play of your youngest family members. The fenced yard is accessed through an electric gate, where there is a parking lot sufficient for 2 cars, which can also be covered according to the wishes or needs of the future owners. The central part of the garden is occupied by a spacious 37m<sup>2</sup> swimming pool with a sunbathing area ideal for relaxation, next to which is the already mentioned covered summer terrace with a dining table and an outdoor grill. An automatic irrigation system takes care of the greenery in the garden. **ADDITIONAL INFORMATION:** \* The villa is sold fully furnished. \* The ownership of the villa is orderly, without financial burden, and it has all the necessary documentation. \* It is equipped with air conditioners in every room, central gas heating is installed in all rooms, as well as underfloor heating in the bathrooms. \* Solar panels are installed on the roof, which are used for hot water. \* In the living room there is a wood-burning fireplace which, in addition to the special atmosphere it creates during the colder months of the year, is also used as an additional source of space

heating. \* The villa is equipped with a security system of alarms, sensors and cameras. It is an ideal opportunity for all those who are looking for a corner of paradise for themselves and their family or as an option for tourism, considering that the property is already categorized on its 4 stars. Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31189

### Additional contact info

Reference Number: 617289  
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