

## Marčana, prekrasna dvojna kuća sa bazenom, Marčana, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Marčana, prekrasna dvojna kuća sa bazenom  
Property for: Sale  
House type: detached  
Property area: 174 m<sup>2</sup>  
Lot Size: 365 m<sup>2</sup>  
Bedrooms: 8  
Bathrooms: 4  
Price: 475,000.00 €  
Updated: Jun 19, 2024

#### Condition

Built: 2023



#### Location

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

## Additional information

Energy efficiency: A+

## Description

Description: We are selling a high-quality semi-detached house, located in a quiet location only 1 km from the sea. This beautiful house, built in 2023, is spread over a plot of 364 m<sup>2</sup> with a net area of 174 m<sup>2</sup>. The house is designed and equipped with high-quality materials and contains a swimming pool and a summer kitchen, creating a perfect combination of peace, style, quality and elegance. On the ground floor there is an open space concept that includes a fully equipped kitchen, a dining room and a living room with a fireplace. The floors are covered with ceramic tiles, and the space is air-conditioned with two air conditioners. Wood-colored PVC joinery and ceiling lighting further emphasize the modern design. From the living room there is an exit to two terraces, one is covered and equipped with a fireplace and a sink, while the other has a pergola and a view of the greenery. The ground floor also has a bathroom and a boiler room with a calcium filter. Upstairs there are three bedrooms, each with its own bathroom, air conditioning and built-in wardrobes. Two rooms have shower cabins, while the third has a bathtub. One of the bedrooms has a terrace with a pergola and a partial view of the sea and greenery. The floors in the rooms are covered with four-layer laminate. The grounds of the house include a swimming pool of 28 m<sup>2</sup>, a sunbathing area and an outdoor shower. There are also green areas, a covered and uncovered terrace with a fireplace and a sink, and three parking spaces. The exterior of the house is covered with pine, and the ground floor of the house is above the road level, which further increases privacy. A large terrace with a pool on the east side of the house allows you to enjoy the sunrises and the starry sky from the pool, from a deckchair or at a table next to the fireplace. This house is sold unfurnished, except for the kitchen, which provides an opportunity for personalization according to your own wishes. Considering the quality of construction and the possibility of becoming the first owner of a newly built house in a wonderful location, this is a unique opportunity to invest in real estate, which is a rarity on the market. ID CODE: 2006-265

## Additional contact info

Reference Number: 617892  
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