

## Spoj tradicije i suvremenog dizajna, Kršan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Spoj tradicije i suvremenog dizajna
Property for:	Sale
House type:	detached
Property area:	105 m <sup>2</sup>
Lot Size:	1295 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	420,000.00 €
Updated:	Jun 20, 2024

### Condition

Built:	2023
--------	------

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kršan
City area:	Kršan
ZIP code:	52232



### Permits

Ownership certificate:	yes
------------------------	-----

### Additional information

Energy efficiency:	A+
--------------------	----

### Description

Description:	We present to you the latest project of the renowned Istrian architectural studio, the upgrade of a 105 square meter stone house near Labin. It is a newly adapted and upgraded authentic Istrian house that is a perfect example of a combination of modern and traditional architecture with an interior design that exudes the warmth of rustic and the comfort of urban living. This beautiful villa comes with a designer's signature, consists of an open space kitchen, dining room and living room and one toilet and storage room on the ground floor and two beautiful bedrooms with attached bathrooms on the first floor. What makes this Istrian stone
--------------	---

beauty an ideal place for vacation even outside the summer season are the frameless sliding rocks that create an experience of complete openness that gives your space even more light and touch with nature. Next to the house there is a summer kitchen of 15m<sup>2</sup>, an additional object of 14m<sup>2</sup>, designed for a sauna, and a swimming pool (7.5x3.5). The house is located on a spacious plot of land of 1295m<sup>2</sup> and the front part of the plot is bordered by a high dry wall, and an additional detail that decorates the space is the Istrian šterna as a work of art. Given the location, it provides a high level of privacy. \* CONSTRUCTION 2023/2024. \* FLOOR ROOM + SUMMER KITCHEN (105m<sup>2</sup>) \* CELLAR/BOILER ROOM (28m<sup>2</sup>) \* AUXILIARY FACILITY (14m<sup>2</sup>) \* OPEN SPACE KITCHEN AND BATHROOM \* 2 BEDROOMS \* 2 BATHROOMS, 1 WC \* POOL WITH SUNSHADE coated with Epoxy coating, high-strength materials that do not absorb moisture, have no joints, which makes them easy to maintain. \* STERNA \* FACADE 10cm STONE WOOL \* WAS A SEPTIC TANK \* HEATING/COOLING - AIR CONDITIONERS, FLOOR HEATING on a heat pump. Heat pumps use energy from the air of the natural environment and provide solutions for heating, cooling and preparation of domestic hot water. As energy is taken from the natural environment, heat pumps are an environmentally friendly investment in our future. \* CHIMNEY \* FLOORS: EPOXY \* ROOF (concrete and stone wool 10 cm as thermal insulation material) \* MORE PARKING PLACES \* OWNERSHIP IN ORDER It is sold furnished. This type of property is an opportunity to create a home or as an investment in tourism. For additional information - Jenny Pančić +385 98 958 4848 / [jenny.pancic@dogma-nekretnine.com](mailto:jenny.pancic@dogma-nekretnine.com) ID CODE: IS1512790

## Additional contact info

Reference Number: 618080  
Agency ref id: IS1512790