

## MODERNA KATNICA SA POGLEDOM NA MORE, Marčana, 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  
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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:	MODERNA KATNICA SA POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	170 m <sup>2</sup>
Lot Size:	1206 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	445,900.00 €
Updated:	Jun 25, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Parking

Number of parking spaces:	2
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## Description

### Description:

We proudly present a newly built house perfectly situated in the heart of Rakalj, with stunning sea views and overlooking the Raški Bay. This property consists of a ground floor and first floor. Interior: • Spacious living room in an open space concept with kitchen and dining area. • One bedroom on the ground floor with access to its own terrace. • Three bedrooms on the first floor, each with access to a terrace and beautiful views. • Two bathrooms on the first floor, one of which belongs to the master bedroom. • Heating and cooling via Tesla air conditioning units and electric underfloor heating. • WIFI thermostats for comfortable temperature control from your mobile device. • Fireplace in the living room for warmth and atmosphere. • PVC windows, aluminum blinds, ceramic tiles in most rooms, and quality parquet flooring in the bedrooms. • Alarm system and cameras for complete security. Exterior: • Spacious terrace with a summer kitchen, ideal for outdoor enjoyment. • Beautiful 1204 m<sup>2</sup> garden with a 32 m<sup>2</sup> swimming pool and sunbathing area. • Landscaped green areas and a living fence for complete privacy. • Two parking spaces for your vehicle. Additional information: • Sufficient additional space in the garden for building an auxiliary building up to 50 m<sup>2</sup>. • A+ energy certificate as proof of construction quality. • The expected completion of works is by the end of May 2024. • The house is sold unfurnished, giving you the opportunity to decorate it according to your own preferences. Clean ownership 1/1, free of burdens! IMPORTANT!! The stated price is for legal entities, while for individuals, the price is increased by the VAT item. The buyer is exempt from paying real estate transfer tax in the amount of 3%. Don't miss this extraordinary opportunity and invest in this house before the start of the season to immediately start recouping your investment! Rakalj is the birthplace of the famous Istrian writer and economist Mijo Mirković. In the past, this settlement was known for the production of traditional Istrian pottery. Old Rakalj is located on a hill above Cape St. Nicholas in the Raški Bay. Rakalj offers enjoyment of beautiful landscapes and the sea, sun, and silence away from the resort crowds, and the beautiful numerous beaches (3 km away), hidden from view, provide a sense of freedom and intimacy. Make the right decision with our support for a pleasant real estate buying experience, contact us with confidence: FILIP MARIĆ Licensed agent Mob: +385 91/335-5350 [filip.maric@dogma-nekretnine.com](mailto:filip.maric@dogma-nekretnine.com) Michael Radola Licensed agent +385 91/575-3640 [michael.radola@dogma-nekretnine.com](mailto:michael.radola@dogma-nekretnine.com) ID CODE: IS1512851

## Additional contact info

Reference Number: 619635

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