

## ISTRA, FILIPANA - Ekskluzivna kamena vila sa prostranom okućnicom, Marčana, House



### Seller Info

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First Name: Agencija  
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Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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, FILIPANA - Ekskluzivna kamena vila sa prostranom okućnicom |
| Property for:     | Sale  |
| House type:       | in sequence   |
| Property area:    | 500 m <sup>2</sup>  |
| Lot Size:         | 1617 m <sup>2</sup>   |
| Number of Floors: | 3   |
| Bedrooms:         | 5   |
| Bathrooms:        | 6   |
| Price:            | 728,000.00 €  |
| Updated:          | Sep 30, 2024  |

### Condition

|                  |      |
|------------------|------|
| Last renovation: | 2019 |
|------------------|------|

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Additional information

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



### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

## Parking

Number of parking spaces: 7

## Description

Description:

ISTRIA, PHILIPPINES - Exclusive and rare stone villa, located in a small and quiet settlement on a spacious plot of land, close to natural beaches. We are proud to present this superb, rare and spacious stone villa situated on a large and comfortable plot of land ideal for relaxing and entertaining with friends and family. It is an original Istrian stone villa that the current owners have carefully and thoroughly renovated in order to maintain the traditional design while ensuring maximum comfort and meeting all the needs of modern life. This stone villa simply captures your attention upon arrival, and every corner hides a few details that add to its authenticity and uniqueness. We are sure that it will charm you already upon arrival. The interior of the villa has been cleverly used by the current owners and is decorated in the perfect tone with natural stone details and wood. In short, it is an original Istrian stone villa that has been completely renovated by the owner, with which the villa today meets absolutely all the requirements of a modern lifestyle, with a perfect organization of the interior space. Each floor of the villa is designed so that the rooms in them fully fulfill their intended role, while the quality of all the work performed is unquestionable. **PROPERTY DESCRIPTION:** It is a stone villa consisting of a total of 500m<sup>2</sup> of living space, divided into 3 floors, ground floor, first and second floor. On the ground floor of the villa, there is a graceful lobby with a space for a wardrobe. The ground floor also represents the sleeping part of the villa, and the owners decided to use it as a sleeping part consisting of a total of 3 comfortable bedrooms, two of which have their own bathroom, while the third uses a separate bathroom that is also used as a guest bathroom. From the ground floor of the villa there is access to the front part of the landscaped yard, where there is an old well, as well as access to the rear part of the yard with a swimming pool, jacuzzi, mini bar and summer kitchen. The first floor of the villa, which is accessed by an internal stone staircase, actually represents a space intended for daily life, designed according to the "open space" system. It is a space in which a spacious dining room is located, which is decorated with a solid wood table, enough for the whole family and friends. In addition to the dining room, there is also a comfortable living room, which is decorated with a larger, functional, wood-burning stone fireplace, which, of course, is used during the winter months as an additional source of space heating and helps create a special atmosphere in the villa. The dining room and living room have access to two terraces, the first uncovered terrace looks towards the front part of the landscaped yard, while the second covered terrace stretches towards the back of the villa's yard with a view of the pool and the rest of the property. It also has a dining table ideal for relaxing with a glass of your favorite wine. Next to the dining room, separated by a stone wall, there is a spacious kitchen with an island. It is a stone kitchen for which one of the most famous stones in the Istrian peninsula, Kanfanar stone, was used, which was installed as a work surface in the kitchen. The same

stone has been specially treated to be resistant to impacts, scratches, and high or low temperatures. The kitchen is ideal for spending time with family and friends, as well as for preparing your favorite delicacies, given that it is equipped with top-quality technology. In addition to everything we have mentioned, we must also point out that the kitchen has access to the already mentioned covered terrace that extends towards the back of the yard, while a larger storage room, with a technical room and a toilet, is located at the back of the kitchen. DESCRIPTION OF THE PROPERTY: This stone Istrian villa is located on a spacious plot of 1617m<sup>2</sup> in total. Given that the villa is located on the edge of the land, most of the yard remained free for use. If we take away the space occupied by the villa with additional content, you will have a comfortable 1400m<sup>2</sup> yard at your disposal. ADDITIONAL INFORMATION: \* The ownership of the villa is in order, the villa has all the necessary documentation, and the ownership is 1/1, without encumbrances. \* The villa is sold fully furnished as can be seen in the pictures, which means that you only need your travel luggage to move in. \* The villa is equipped with air conditioners in each of the rooms with the possibility of heating and cooling, in addition, it also has gas central heating installed in all rooms, and the villa also has a larger stone wood-burning fireplace in the living room. \* All the rooms of the villa are rich in natural light, which is helped by the ideal orientation of the villa. \* High-quality ceramic and stone floors are installed in all rooms of the villa, while wooden floors are installed in all bedrooms. LOCATION DESCRIPTION: This superb and rare stone villa is located in a small, picturesque Istrian settlement, which is not far from natural stone beaches and all the facilities necessary for everyday life. It is a small and quiet settlement ideal for a year-round stay, given that it mostly consists of family houses and a few villas or stone holiday houses. The settlement offers its visitors maximum peace and privacy, without a lot of noise, traffic or crowds. In addition, we must highlight one of the most beautiful hiking and biking trails that stretch through this location, which connect numerous larger and smaller settlements and move through untouched nature, fields of olive trees and vines. In the immediate vicinity of the villa, only 1.2 km away, there are restaurants and taverns, while the aforementioned beautiful natural beaches are 8 km to 11 km from the villa. Important facilities located near the villa: \* Shops 2.5 km \* Restaurants and taverns 1.2 km to 4.5 km \* Pula Airport 16 km \* School 7 km \* Istrian Ipsilon (highway) 12 km Other locations located near the villa: \* Marčana 7km \* Vodnjan 10km \* Pula 20km \* Rovinj 30km For any additional questions, necessary information and desire to see the villa as well as its location, please feel free to contact us at any time. 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: 31584

## Additional contact info

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