

## ISTRA, MARČANA - Kuća s bazenom, 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 - Kuća s bazenom
Property for:	Sale
House type:	detached
Property area:	156 m <sup>2</sup>
Lot Size:	693 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	545,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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## Description

Description:

ISTRIA, MARČANA - House with swimming pool Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is known as a destination for the sea, holidays, wine and olive oil. It is a culturally rich settlement with crystal clear sea and an almost unreal landscape consisting of gorgeous bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana and its fertile green fields, with gentle hills that descend to hidden rocky coves and secluded villages and towns are an undiscovered treasure of the eastern coast of Istria. In this landscape of idyllic and gentle views, a house with a swimming pool is for sale. The property represents a harmony of needs, functions, space, construction and beauty. It is located in a gentle neighborhood, surrounded by nature, family homes and vacation homes, offering the perfect balance of rural surroundings and proximity to the sea and urban amenities. In addition to the location that provides complete comfort and peace, the property is also distinguished by the quality of construction, which guarantees long-term satisfaction and quality of housing. The house of timeless architecture blends in shape and color with the settlement and the landscape. It was conceived as one residential unit that extends over two floors of a functional floor plan. The ground floor consists of an open-concept space that unites the kitchen, dining room and living room with access to the pergola-covered terrace, a bedroom with its own bathroom, a guest toilet and a storage room. The first floor consists of an entrance hall with access to a spacious terrace, two bedrooms and a bathroom. The fenced garden is full of greenery, and the perfect harmony is rounded off by a heated pool of 24 m<sup>2</sup> with a sun deck. The excellent location and spatial organization of the interior and exterior of this impeccable property provides an opportunity for a comfortable family life or an investment investment in a tourism rental business. 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: 31582

## Additional contact info

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