

## SNIŽENO! ŠARMANTNA NOVOGRADNJA SA BAZENOM, 3 SOBE SA KUPAONAMA, VISOKA KVALITETA, Marčana, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	SNIŽENO! ŠARMANTNA NOVOGRADNJA SA BAZENOM, 3 SOBE SA KUPAONAMA, VISOKA KVALITETA
Property for:	Sale
House type:	semi-detached
Property area:	174 m <sup>2</sup>
Lot Size:	364 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	465,000.00 €
Updated:	Jul 02, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A
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### Parking

Number of parking	3
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spaces:

## Description

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A PERFECT COMBINATION OF PEACE, STYLE, QUALITY AND ELEGANCE! In an excellent, quiet location full of greenery, 1 km from the sea, there is a high-quality semi-detached house with a net area of 174 m<sup>2</sup>, built in 2023, on a plot of 364 m<sup>2</sup> with a swimming pool and a summer kitchen. High-quality materials and equipment were used in the construction and furnishing of the house. GROUND FLOOR: \* open space - equipped kitchen (DanKuchen), dining room and living room with fireplace and 2 air conditioners, which are more than enough equipment for heating \* floor covered with ceramic tiles \* PVC carpentry in the color of wood \* ceiling lighting \* bathroom \* boiler room + filter to remove calcium \* internal staircase - wooden tread (oak), wrought iron railing, illuminated \* integration of indoor and outdoor space: 3 exits from the living room - two exits to the front partially covered (wooden beams, pergola) large terrace with fireplace, sink, swimming pool, outdoor shower and sunbathing area, and to a smaller roofed (pergola) terrace with greenery 1ST FLOOR: \* 3 bedrooms - each has air conditioning and its own bathroom (2 rooms have a shower cabin, 1 has a bathtub) \* all bathrooms have cisterns in the wall and mini-air conditioners for heating and cooling \* all three rooms have built-in wardrobes \* 1 of the 3 rooms has its own terrace with a pergola that offers a partial view of the sea and greenery \* 4-layer laminate - 4 mm oak is installed on the floor in the rooms \* PVC carpentry in the color of wood BACKYARD: \* swimming pool 7x4 m \* sunbathing area and outdoor shower \* green surface \* covered and uncovered terrace \* stone fireplace and sink (covered with wooden beams) \* 3 parking spaces \* stone stairs, exterior covered with bunja \* engine room for the swimming pool \* greenery along the edge of the terrace gives an additional layer of privacy, in addition to the fact that the entire ground floor of the house is above the road level \* paver on the floor \* facade plaster A large terrace with a swimming pool is located on the east side of the house, which will give you a unique opportunity to enjoy every sunrise (as well as the starry sky) in your favorite way: from the pool, from a deckchair, at the table next to the fireplace, as well as from the terrace from the upstairs bedroom! The house is sold unfurnished except for the kitchen. Considering the quality of construction and the fact that you can become the first owner of a newly built house in a wonderful location, you are offered a unique opportunity for investment precisely by acquiring this kind of real estate, which is a rarity on the market! \*There is a possibility to buy both the same connected houses, or the entire duplex! Contact: Filip Pandurić Licensed agent +385 99 337 5980 filip.panduric@dogma-nekretnine.com ID CODE: IS1512935

## Additional contact info

Reference Number: 621517

Agency ref id: IS1512935