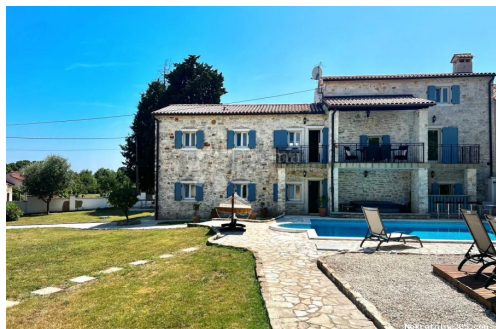


## KAMENA LJEPOTICA KOJA ĆE VAS ODUŠEVITI, Marčana, House



### 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  
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:	KAMENA LJEPOTICA KOJA ĆE VAS ODUŠEVITI
Property for:	Sale
House type:	semi-detached
Property area:	301 m <sup>2</sup>
Lot Size:	1600 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	5
Bathrooms:	6
Price:	728,000.00 €
Updated:	Jul 04, 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:	B
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### Description

Description:	<p>MARČANA - ISTRIA Marčana is a charming village located in the southeastern part of Istria, surrounded by untouched nature and rich cultural heritage. This municipality offers an authentic experience of Istrian life, with stone houses, vineyards and olive groves that cover its gentle hills. Visitors are attracted by peace and quiet, with the possibility of exploring archaeological sites and medieval churches. Marčana is an ideal place for those looking for a vacation away from the tourist bustle, offering the warmth and hospitality of the local population and beautiful landscapes to discover. The offer is a beautiful autochthonous Istrian house that extends through 3 etage (ground floor, first and second floor). On the ground floor there are 3 bedrooms and 3 bathrooms, rustic style. The internal stairs lead to the 1st floor, where there is an imposing kitchen with a dining room, a</p>
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living room and 2 terraces with a view of the property and the surrounding area. Then on the first floor there is another bathroom and a very large storage room. On the second and last floor is the largest bedroom with its own bathroom. The yard of 1,600 m2 offers a swimming pool of 48 m2, a summer kitchen with a barbecue and a bathroom, and a special attraction, a barn from 1959. \* INDIGENOUS STONE HOUSE WITH SWIMMING POOL \* 4 BEDROOMS and 5 BATHROOMS + 1 next to the summer kitchen \* GAS CENTRAL HEATING \* FIREPLACE IN THE LIVING ROOM \* 6 X INVERTER AIR CONDITIONING \* JACUZZI \* MORE PARKING PLACES For a personalized tour, contact with confidence: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152  
roberta.poropat@dogma-nekretnine.com DAVID ROCE Licensed agent Mobile 00385 99 759-1558 david.roce@dogma-nekretnine.com ID CODE: IS1512950

### Additional contact info

Reference Number: 622170  
Agency ref id: IS1512950