

## ISTRA, LOBORIKA- Prostrana kuća s dva stana i bazenom, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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, LOBORIKA- Prostrana kuća s dva stana i bazenom
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	650 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	2
Price:	475,000.00 €
Updated:	Nov 18, 2024

### Condition

Built:	2007
Last renovation:	2018

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	C
--------------------	---

### Heating

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



### Parking

Garage: yes  
Number of parking spaces: 4  
Covered parking space: yes

## Description

Description:

ISTRIA, LOBORIKA - A spacious house with two apartments and a swimming pool Velebna Pula is like the city of Rome, built on seven hills. It is located in the southwestern area of the impressive landscape of the Istrian peninsula and is the largest city and main port of Istria. Three thousand years of history are concentrated in Pula. Different Dominions; Roman, Venetian, Austro-Hungarian, left indelible architectural and cultural evidence in the center of the city. Today, walking through the streets and squares of Pula, one gets the impression of walking through an open-air museum. But Pula is not only history, but also the sea and nature: crystal clear sea, a hundred kilometers of indented coastline with stony and rocky beaches, pine forests and expanses of olive trees. Pula is not only a popular tourist destination, but an urban city that lives all year round. House in a quiet place Loborika, on the edge of today's Pula, just five minutes from the city center. The family can enjoy a peaceful stay in this modern and spacious house conveniently located near the city. The ground floor of the house has a total area of 100 m<sup>2</sup>, with an additional terrace of 33 m<sup>2</sup>. The ground floor is equipped with two bedrooms, a spacious kitchen, dining room, living room and bathroom. The upper floor has three bedrooms and 120 m<sup>2</sup> of living space. The property boasts two terraces, one of 33 m<sup>2</sup> and the other 15 m<sup>2</sup>. With an area of 15 m<sup>2</sup>, the tavern is the perfect place to relax and have fun. Designed as the perfect summer escape, the pool is 8.5m x 4m and is ideal for relaxation. Summer kitchen and engine room: An area of 48 m<sup>2</sup> allows outdoor cooking and equipment storage. The house is equipped with gas central heating for warmth and comfort during the winter season. Garage of 35 m<sup>2</sup>. Located in a quiet and beautiful area, at the same time close to everything Pula has to offer, this house offers the best family comfort, space and functionality. Moreover, it can be a great investment for tourism. 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: 31791

## Additional contact info

Reference Number: 622892  
Agency ref id: 31791  
Contact phone: +385 95 820 3223