

## ISTRA, KRNICA - Kuća s bazenom u blizini mora, s velikom okućnicom, 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, KRNICA - Kuća s bazenom u blizini mora, s velikom okućnicom
Property for:	Sale
House type:	detached
Property area:	120 m <sup>2</sup>
Lot Size:	4187 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	775,000.00 €
Updated:	Nov 22, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Ownership certificate:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	ISTRIA, KRNICA - House with swimming pool near the sea, new construction Krnica is located about 25 km southeast of Pula and offers well-known summer tourism in settlements with quality offers. It is a suitable destination for all those
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who are looking for peace, beautiful nature and a clean coast. The underwater area of Krnica is perfect for diving, and fans of sports and recreation can enjoy tennis, mini golf, football, handball, volleyball, horseback riding, an adrenaline park, off road vehicles or rent equipment for water sports such as rowing on beautiful beaches. The gastronomic part is also indispensable, so in addition to the standard Istrian cuisine, you can try the shrimp that Krnica is best known for, as well as other seafood from the beautiful and clean Adriatic Sea. At a distance of only a few kilometers from Krnica, in a small and quiet village, this unique house with a pool of 120 m<sup>2</sup> is being built, which extends its surface through the ground floor and first floor. As it usually happens, the living part of the house is located on the ground floor in an open space concept with a kitchen, dining room and living room. On the ground floor there is also one bedroom, a bathroom and a storage room. We climb the internal stairs to the floor where we have two more bedrooms, each with its own bathroom, for additional privacy among the tenants. From the hallway and the bedroom there is access to a beautiful terrace that offers a view of nature and the beauty of the surrounding landscape. The adorable garden of 350 m<sup>2</sup> offers a 20 m<sup>2</sup> swimming pool to enjoy on warm summer days. 2 parking spaces are provided for your tin pets. The house is heated by an underfloor heat pump, while the cooling is also by a heat pump via a fan coiler. The house is currently nearing the end of construction, ceramics and facade are being installed. The completion of construction is summer 2024. The owner of the house is a legal entity, therefore the buyer is exempt from paying real estate sales tax. VAT is included in the price. This house is ideal for tourist rental or for a family home due to its proximity to the sea and all the facilities essential for life. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 31894

## Additional contact info

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