

ISTRA, KRNICA - Prekrasna vila s pogledom na more, 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
Mobile: 385 91 480 8808
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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 - Prekrasna vila s pogledom na more
Property for:	Sale
House type:	detached
Property area:	238 m ²
Lot Size:	670 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	733,000.00 €
Updated:	Jul 18, 2024

Condition

Newbuild:	yes
Built:	2021

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Parking

Number of parking spaces:	4
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Covered parking space: yes

Description

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Rakalj is a small town on the west coast of the Gulf of Raska on the southeastern coast of Istria, 12 km northeast of Marcana and 30 km from Pula. It is located closer to the sea, on a hill along the coast of Raska Bay, and next to the ruins of Stari Rakalj is the church of St. Agnes from 1495. The place and its surroundings are rich in flora and fauna, so they are suitable for walking and hunting. Rakalj offers pleasure in the beautiful landscape and the sea, sun and silence away from the summer crowds, and the beautiful numerous beaches (3 km away), hidden from view, provide a feeling of freedom and intimacy. You can enjoy the delicacies of this region and Istria in the restaurant Sveti Mikua. While staying in Rakalj do not miss to visit the famous tourist destinations of Istria such as Pula, Rovinj, Umag and Porec. We offer a beautiful villa with panoramic view of the sea and the island of Cres. The total living area of the villa is 238 m² and a beautiful garden with many facilities is 670 m². The ground floor has a comfortable living room, kitchen with dining area, hallway, one bedroom and bathroom. Upstairs are three beautiful bedrooms, each with its own bathroom and each of the rooms has communication or direct access to a large terrace with amazing sea views. In addition, the villa has a fully equipped gym for complete comfort in your new home. The complete feeling of warmth of a real home will be ensured by underfloor heating, which is implemented throughout the house, 6 air conditioners and a beautiful fireplace that gives a special ambience. The real magic lies in smart heating, you can more precisely install heating in your new home from anywhere and thus prepare this beautiful villa for your arrival. The villa has an A + energy certificate, which speaks of the top quality and high standards of this beautiful property. The garden offers an outdoor kitchen to enjoy the best barbecue dishes with friends with a glass of fine wine on beautiful summer nights. The garden has a swimming pool of 32m² and an engine room for the same with a storage room of 16m². The property is equipped with video and alarm system to provide complete security. Electric shutters have been installed. The villa has 4 parking spaces, 2 of which are covered. This villa offers the possibility of maximum comfort in a very quiet village surrounded by nature and near the sea, and the view from the large terrace of this villa is something that will make yours special every morning. Since this is a completely new villa built in 2021, it was used only for one tourist season and in that period showed excellent results. ID CODE: 32129

Additional contact info

Reference Number: 625397

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