

ISTRA, KRNICA - Moderna vila na mirnoj lokaciji nadomak plaža, 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
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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, KRNICICA - Moderna vila na mirnoj lokaciji nadomak plaža
Property for:	Sale
House type:	detached
Property area:	211 m ²
Lot Size:	513 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	750,000.00 €
Updated:	Aug 09, 2024

Condition

Newbuild:	yes
Built:	2024

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:	3
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Description

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ISTRIA, KRNICIA - Modern family villa, located on the edge of a small settlement. We proudly present this high-quality and luxuriously equipped family villa, built at the beginning of 2024. It is a villa that is located just a few steps away from all necessary amenities, and only 2 km from natural and well-kept beaches with turquoise sea. This newly built villa offers its future owners everything they need for a safe and peaceful stay throughout the year, as well as being the perfect property for developing your own tourist offer with a secure return on investment. Head with us towards this opportunity, and maybe right here your search for the property of your dreams will find its happy ending.

DESCRIPTION OF THE VILLA: It consists of a total of 211.85 m² of living space, which is divided into two floors of the villa, ground floor and first floor. On the ground floor of the villa, we are greeted by a vestibule with space for a wardrobe, which then leads us into the living area designed according to the "open space" system, without dividing walls. Here you have the opportunity to spend your time in a comfortable and spacious living room, which is decorated with two details. The first detail is a modernly designed wood-burning fireplace which, during the colder months of the year, creates a special atmosphere in the space by heating the rooms of the villa, while the second detail is the larger glass sliding walls, with the help of which the view opens to the landscaped environment and the swimming pool, and allows direct access to the same landscaped garden. In addition to the living room, there is also a spacious dining room, enough for a family. Next to the dining room is a modern, superbly equipped kitchen with an island. This entire space is enriched with natural light, as well as high ceilings and numerous glass surfaces that create a special atmosphere during your stay in the villa. On the ground floor of the villa, there is an additional guest toilet and the first bedroom with its own bathroom. From the same bedroom there is a private access to the garden and the pool with the help of a sliding glass wall. An internal staircase leads to the upper floor of the villa, where 3 additional bedrooms are hidden, each of which has its own bathroom, and two bedrooms have access to a semi-covered terrace, with a view of the green landscape and the village.

DESCRIPTION OF THE GARDEN: The villa is located on a plot of 513m² in total, from which, when we subtract the space occupied by the villa, you have a comfortable 384.30m² of yard at your disposal. By accessing the garden with the help of an asphalted road, from the front of the villa, there is enough parking space for 2 to 3 cars. While the most fun part of hanging out in the open air takes place at the back of the villa's garden. Here, the central part of the yard is occupied by a spacious pool of 47.50m², and next to the pool is a covered terrace ideal for relaxing and socializing with friends and family. The yard of the villa is completely fenced, which makes it perfect for carefree play and entertainment of your youngest family members, as well as relaxation with your pets. All greenery in the garden is taken care of by an automatic irrigation system, which makes yard maintenance easier. **ADDITIONAL INFORMATION:** In short, this is a villa worthy of your attention. During the construction of the building, attention was paid to every detail, and equally during the furnishing of the villa, some of the

highest quality materials and finishing techniques were used. In addition to everything we have mentioned, we would like to highlight the following: * The villa is sold fully furnished. * In addition to the fireplace in the living room, the villa has underfloor heating installed in all rooms except the bedrooms. * All rooms are air-conditioned with the help of hidden ceiling air conditioners. * In the bedrooms, high-quality parquet has been installed, while in all other rooms, high-quality ceramics with an attractive design have been installed. * 10 cm insulation was installed on the facade of the villa. * High-quality aluminum joinery with mosquito nets and electric blinds was installed. * The ownership of the villa is in order, the owner is a company, without encumbrances. * The stated price refers to legal entities, the price for natural persons would be increased by the amount of VAT. LOCATION DESCRIPTION: The villa is located on the edge of a smaller and well-known settlement, located on the eastern coast of the Istrian peninsula. The location of this villa makes the stay easy, precisely because all the necessary facilities such as shops, restaurants, cafes, doctors, schools, post office and the like are only a few steps away from the villa. In addition, there are natural and organized beaches with a turquoise color of the sea, only 2 km from the villa. For those who love the sea, the information that there is a small safe port 2 km from the villa, where you have the opportunity to moor your own boat and thus experience all the hidden benefits of the coast of this region, will certainly be useful. Other important locations in the vicinity: * Pula = 25km * Vodnjan = 17km * Fažana = 22km * Istrian ipsilon (motorway) = 25km * Pula Airport = 19km For any additional questions, necessary information or wish to organize a tour of the villa and its location, please feel free contact us at any time. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 32607

Additional contact info

Reference Number: 632395
Agency ref id: 32607