

## ISTRA, MARČANA - Dvije kamene kuće s bazenom, Marčana, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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, MARČANA - Dvije kamene kuće s bazenom
Property for:	Sale
House type:	semi-detached
Property area:	230 m <sup>2</sup>
Lot Size:	325 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	4
Price:	625,000.00 €
Updated:	Aug 29, 2024

### Condition

Last renovation:	2023
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	4
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### Description

Description:	ISTRIA, MARČANA - Two stone houses with a swimming pool Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km
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northeast of Pula, the largest city in Istria. It is known as a destination for the sea, holidays, wine and olive oil. It is a culturally rich settlement with crystal clear sea and an almost unreal landscape consisting of gorgeous bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana and its fertile green fields, with gentle hills that descend to hidden rocky coves and secluded villages and towns are an undiscovered treasure of the eastern coast of Istria. In this landscape of idyllic and gentle views, two stone houses with a swimming pool are for sale. They are located in a gentle settlement whose location offers an authentic experience of a small Istrian town, intimacy, relief from every busy effort and a break from noise and at the same time close enough to the dynamic cities of Istria with a range of amenities. The houses captivate with a sense of intimacy and the warmth of a rural idyll. They were thoroughly and carefully completely renovated in their original authentic charm, and the last decoration was done in 2023. The interior of the house is fully adapted to the modern lifestyle and radiates an ambience filled with the warmth of wood and the freshness of stone with a combination of rustic style furniture. The main house has three floors: ground floor and two floors. The ground floor consists of a living room, a dining room, a kitchen and a guest toilet, while the first and second floors have three bedrooms with their own bathrooms. The guest house is spread over two floors: ground floor and first floor. The ground floor consists of a living room, dining room, kitchen and guest toilet, while the first floor consists of two bedrooms and a bathroom. Complete harmony is provided by the fenced and landscaped yard between the houses, which contains a swimming pool and a covered summer kitchen. The location, structure and comfort make this property an ideal opportunity for a peaceful family life as well as an investment for the purpose of tourist rental. 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: 32898

## Additional contact info

Reference Number: 635133  
Agency ref id: 32898