

ISTRA, LOBORIKA - Moderna vila s bazenom, 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, LOBORIKA - Moderna vila s bazenom |
| Property for: | Sale |
| House type: | detached |
| Property area: | 300 m ² |
| Lot Size: | 1045 m ² |
| Bedrooms: | 6 |
| Bathrooms: | 5 |
| Price: | 1,140,000.00 € |
| Updated: | Sep 09, 2024 |

Condition

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|-----------|------|
| Newbuild: | yes |
| Built: | 2021 |

Location

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

Permits

| | |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|



Parking

| | |
|---------------------------|-----|
| Number of parking spaces: | 4 |
| Covered parking space: | yes |

Description

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| Description: | ISTRIA, LOBORIKA - Modern villa with swimming pool Loborika is only a 7-minute drive from the city of Pula, as well as a 4-minute drive from the Pula Airport or the Istrian highways. It is a small village near the city of Pula that has |
|--------------|---|

everything you need for a safe and peaceful life, so in the very center there is a shop, a cafe, a restaurant and a school. It is surrounded by beautiful nature and green fields, and every year it attracts more and more attention from tourists who are happy to return. This beautiful, modern villa built in 2021 is located near the center of Lobarika. Its area of 300 m² is spread over the ground floor and first floor. The ground floor consists of a kitchen, a dining room and a spacious living room connected together by an open-space concept. Downstairs there is a laundry room with a toilet, then a huge master bedroom with its own bathroom, another bedroom also with its own bathroom, but also a walk-in closet. The first floor consists of three more bedrooms, each of which has its own private bathroom. Two rooms have access to their own large terraces, while one of the rooms also has a walk-in closet. The villa also has an attic that can be used according to the wishes of the future owner. The large garden of 1,045 m² contains a spacious swimming pool of 14x5 meters filled with salt water, which offers the possibility of heating the water, so it is also ideal for the colder period. Four parking spaces are provided for tin pets, two of which are covered. There is also a garden house and a summer kitchen in the garden, which is ideal for spending time with loved ones. All rooms in the villa have air conditioning for heat regulation in summer and winter. The first phase of underfloor heating and heat pumps have been installed, and solar heating is also in operation. Due to its location, the villa is ideal for tourist rental and can provide you with a return on investment in a very short period of time! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 32374

Additional contact info

Reference Number: 637361

Agency ref id: 32374