

Krnica - vila s bazenom nedaleko mora, 156 m2, Marčana, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Krnica - vila s bazenom nedaleko mora, 156 m2
Property for:	Sale
House type:	detached
Property area:	156 m ²
Lot Size:	585 m ²
Bedrooms:	6
Bathrooms:	4
Price:	600,000.00 €
Updated:	Oct 03, 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
------------------------	-----



Additional information

Energy efficiency:	A+
--------------------	----

Parking

Number of parking spaces:	2
---------------------------	---

Description

Description:

Kaiser Immobilien presents a unique villa with a modern design, just a three-minute drive from the beach. The property is located in an excellent year-round location, quick and easy connection with the whole of Istria will provide you with a handful of possibilities. Krnica is an ideal place for vacation. There you can pick wild asparagus, aromatic and medicinal herbs in the spring, gather mushrooms, pick grapes, olives, enjoy the scenery, or simply just take a walk, while in the summer you can enjoy the many hidden beaches and natural beauties of the region. The villa is located in a newly built part of the village, surrounded by nature and luxurious villas. It consists of 156 m² of living space and 585 m² of garden. This luxurious one-story house consists of four bedrooms with bathrooms and a spacious open space intended for a living room with a dining room and a kitchen. From the kitchen there is a view of a beautiful sunbathing area with a swimming pool surrounded by nature. Large glass walls provide plenty of sunlight throughout the day. The villa is built of top quality materials and is completely ready for occupancy. It is equipped with all the necessary sanitary ware and white goods, it provides air conditioning in every room and underfloor heating. Investors offer the option of renting a villa for tourists so that your return on investment is quick and safe. They offer villa maintenance services and complete rental care, the villa is designed to accommodate ten guests (8+2). The property is a great opportunity for family life or tourist rental. A restaurant, shop and cafe are within walking distance. The beach can be reached in just 5 minutes by bicycle. The city of Pula is a 30-minute drive away and offers all the necessary year-round facilities such as an airport, marina, shopping centers and numerous tourist attractions. The famous tourist destination of Rabac is a 30-minute drive away. For more information and a tour of the property, contact the agent. ID CODE: 112-167

Additional contact info

Reference Number: 647636
Agency ref id: 112-167