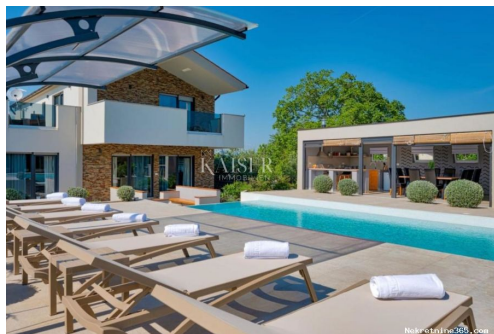


Istra - luksuzna vila, 380m2, Marčana, House



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:	Istra - luksuzna vila, 380m2
Property for:	Sale
House type:	detached
Property area:	380 m ²
Lot Size:	1100 m ²
Number of Floors:	1
Bedrooms:	9
Bathrooms:	6
Price:	1,040,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2022
Last renovation:	2023

Location

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

Permits

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

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 5
Covered parking space: yes

Description

Description: Kaiser Immobilien presents an imposing villa not far from the sea. The luxurious villa covers a sumptuous 380m² of living space and an astonishing 1100m² of garden. It consists of a ground floor and a first floor, as well as two auxiliary buildings, a garden house, a swimming pool and a garden. Beautiful coves and hidden beaches are only a few minutes' drive away, while the city's facilities are a ten-minute drive away. This unique villa is located not far from the sea, in the middle of untouched nature. With its luxurious fenced garden, it ensures peace and intimacy. The parking lot can accommodate five cars and is covered. There is also a garden house next to it, which in nature serves as a storage room. The illuminated path will lead you to the main entrance to the villa and to the swimming pool. The front of the villa is entirely intended for spending moments in nature and being in the fresh air. An overflowing pool of amazing dimensions perfectly unites the villa with the auxiliary facilities and the sunbathing area. One of the auxiliary buildings serves as a summer kitchen with a dining room, and its bar unites the interior space with the exterior. Also within it is the engine room of the swimming pool. The other auxiliary facility was converted into a toilet and an outdoor shower, so that socializing could also take place outside the villa. The rest of the building was converted into an apartment for staff with a bathroom and a room with air conditioning and TV. The villa on its spacious ground floor separates the dining room and kitchen from the pool with glass walls. Due to its position, the open space offers plenty of natural light throughout the year. Designer furniture and pleasant colors spread through the living room to the rest of the villa. The ground floor also offers two bedrooms with attached bathrooms and terraces and a toilet. Built-in wardrobes are integrated into the staircase and extend the space with their size. There are three bedrooms with attached bathrooms and terraces and a laundry room on the first floor. Each bathroom is unique, the design of tiles and sanitary ware is combined with the corresponding bedroom and its furniture. The bedrooms, with their spaciousness and natural lighting, give a feeling of luxury and cleanliness. The adjoining terraces are large in square footage and offer plenty of space for socializing during summer nights. Due to the excellent positioning of the house and the roof, all terraces offer shade throughout

the day. The terrace wall is combined with glass walls so that you can enjoy the view of your home. The villa is fully equipped with high-quality content such as an automatic swimming pool, solar panels, hot air furnace, central heating, air conditioning and ventilation system, etc. For more information, contact the agent.
ID CODE: 112-014

Additional contact info

Reference Number: 648496
Agency ref id: 112-014