

## Istra, Marčana - vila s bazenom, 200m2, 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, Marčana - vila s bazenom, 200m2
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	550,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 2011

### Location

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

### Permits

Ownership certificate: yes



### Additional information

Energy efficiency: In preparation

### Parking

Number of parking spaces: 3

## Description

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Kaiser Immobilien presents an autochthonous Istrian villa located in untouched nature. This beautiful property is located in a newly built small town not far from Marčana. Surrounded by equally beautiful villas and manicured vineyards, the villa offers the comfort of the best combinations of Istria. The rustic and unique stay in this villa is inspired by stone vaults and columns, blue windows and a spacious vineyard. The distance from the noise of the city, but at the same time the proximity to it, allows you to enjoy a variety of activities. The spacious garden is perfectly used and offers a swimming pool with a sunbathing area surrounded by a garden. It also offers a terrace connected by glass walls to the kitchen, where there is a beautiful stone fireplace and a space for socializing. The ground floor offers several entrances to the house and a cellar for storing things. Upon entering the villa, your eyes will be drawn to the stone walls with an internal fireplace. An additional feeling of rusticity is complemented by carefully selected furniture, pleasant colors and wooden surfaces, this villa will give you a real feeling of Istria from the comfort of your home. The kitchen and dining room are separated from the terrace by glass walls. Only one step separates the indoor dining table from the outdoor one. The center of the living room would certainly be a wonderful fireplace with a well-integrated staircase. The bedroom and bathroom are also located on the ground floor, and with their square footage, they meet the categorization criteria, which can help you return your investment. The first floor offers bedrooms with bathrooms, but also a spacious terrace. The bedrooms are full of natural light, equipped with all necessary furniture and air conditioners. The stone walls and pillars of the terrace provide a wonderful rustic ambiance, the view spreads over untouched nature. Marčana attracts many visitors and settlers with its natural features and location. Year-round living is perfectly combined with the location due to the proximity of all the necessary facilities such as school, kindergarten, post office, shops, cafes and restaurants. The whole of Istria is perfectly connected and quickly accessible from the property. For a pleasant summer stay, you will certainly be delighted by the diverse coast full of amenities and hidden beaches. A ten-minute drive separates you from summer or city life, but the return to your villa will remain peaceful and intimate. For more information, contact an agent. ID CODE: 112-012

## Additional contact info

Reference Number: 648503  
Agency ref id: 112-012