

## Istra - Marčana, vila s bazenom, 280 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:	Istra - Marčana, vila s bazenom, 280 m2
Property for:	Sale
House type:	detached
Property area:	280 m <sup>2</sup>
Lot Size:	2800 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	4
Price:	1,200,000.00 €
Updated:	Oct 03, 2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	B
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### Parking

Garage:	yes
Number of parking spaces:	2

### Description

**Description:**

Kaiser Immobilien offers a villa with a large garden located on the edge of a small village. The villa combines luxury with an extraordinary range of activities and loads of outdoor space for children and adults alike. On the ground floor there is an open living room with a beautiful fireplace and an elegantly decorated kitchen with a long table. There are also two bedrooms, one with a double bed and one with two single beds, as well as a rustic lounge with billiards, a bar and another dining table. Upstairs there are two more bedrooms with a double bed and access to a covered terrace that provides a quiet place to relax. All four bedrooms have their own modern bathroom and flat screen TV. The large loggia at the front of the house serves as a space for cooking, dining and as a living room with a view of the spacious terrace next to the pool and the surrounding nature. The house is surrounded by a large, well-kept garden that offers many possibilities. The grounds have a private full size tennis court, an 8 hole mini golf course. There is also a children's football pitch, as well as basketball and badminton, so there are certainly plenty of ways for all ages to have fun. In addition to all that, it also has a wellness room, a heated pool with hydromassage and a custom-made tree house. It is heated by air conditioning and a fan coil in the living room. The villa is located near Marčana, which means that all the necessary amenities such as a bank, shop, restaurant, etc., are only a 10-minute drive away. This property is ideal for everyone who loves privacy and peace. ID CODE: 115-011

**Additional contact info**

Reference Number: 648706  
Agency ref id: 115-011