

## Istra, Marčana, samostojeća kamena villa s bazenom, Marčana, House



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekretnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	Istra, Marčana, samostojeća kamena villa s bazenom
Property for:	Sale
House type:	detached
Property area:	196 m <sup>2</sup>
Lot Size:	1137 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	7
Price:	495,000.00 €
Updated:	Oct 08, 2024

## Condition

Built:	2015
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## Location

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



## Additional information

Energy efficiency:	In preparation
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## Description

Description: we represent you a beautiful detached stone villa with lot of stone details, with a swimming pool in Filipana. The villa was built on a plot of 1137 m<sup>2</sup>, and the house itself is designed as a multi-story building spread over 3 floors. On the ground floor there is an entrance area, a hall, 3 bedrooms, each with its own bathroom. From the ground floor, stairs lead to a large open space living area, which includes a large living room with a fireplace, a dining room and a kitchen. There is also a toilet and a utility room for storing things. From the dining room and the living room you have access to a beautiful, spacious terrace that overlooks the pool and the surrounding area, and also has a beautiful view of the mountains. On the last floor there is a completely separate bedroom, the master bedroom, with a bathroom and a terrace with a beautiful view. In total, with the terraces, it is 280m<sup>2</sup>, and the auxiliary building next to the pool, where there is a summer kitchen, has 47m<sup>2</sup>. There are a barbecue, a hydromassage tub, a shower and a toilet. The larger landscaped yard offers complete peace and privacy. It is sold fully furnished and ready for the new owner. The villa has been categorized and has been on rental for some time, and it guarantees a return on investment in about 10 years, a rarity on the market! Neat documentation, clean ownership. ID CODE: 300041090-388

## Additional contact info

Reference Number: 650933  
Agency ref id: 300041090-388  
Contact phone: + 385 91 641 3157