

Istra, moderna vila s bazenom u manjem mjestu, 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, moderna vila s bazenom u manjem mjestu
Property for:	Sale
House type:	detached
Property area:	215 m ²
Lot Size:	525 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	3
Price:	650,000.00 €
Updated:	Oct 08, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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



Additional information

Energy efficiency:	In preparation
--------------------	----------------

Description

Description:	<p>We offer a modern designer villa located in a small village near Vodnjan from the south and Svetvinčenta from the north, as well as beaches on the southwest coast of Istria, which are approximately 12 to 15 km away. The location of the property itself is ideal for a quieter form of vacation because it is further away from the center of the tourist hustle and bustle and is surrounded by beautiful greenery and exudes the idyll of the Istrian place and landscape. On the ground floor there is an entrance hall, storage room, bathroom, kitchen-dining room, living room with access to a covered terrace for dining "al fresco" and one "en suite" bedroom. On the first floor, which is reached by a beautiful wooden staircase in an open and high space, there are two spacious "en suite" bedrooms with balconies. The villa is under construction, and is being sold completely finished but not furnished. Designer Italian ceramic tiles By Mirage with signature. Doors made to measure from solid wood. Floor heating system in bathrooms, kitchen and living room. Multisplit cooling and heating system in all rooms. Aluminum carpentry with lifting and sliding walls with a broken thermal bridge with gas-filled iso-triple glass. Aluminum blinds with electric drive in the bedrooms. Facade with 10 cm</p>
--------------	--

styrofoam ventilated Swisspearl vintago facade cladding. Solar panels on the roof for additional water heating. 200 l tank for hot water with electric heater. Connection for charging electric cars. The size of the plot is 683 m², the floor plan of the house is 125 m², a pool of 9 x 3.5 m that will be heated and have an integrated jacuzzi with a large sunbathing area. The rest of the garden of approx. 525 m² will also be decorated and fenced in a style that suits the overall story of this location. VAT is included in the price, which is refunded if the purchase is made by a company, and the private buyer does not pay real estate sales tax. ID CODE: 300041074-489

Additional contact info

Reference Number: 653721
Agency ref id: 300041074-489
Contact phone: +385 91 641 5015