

## Istra, Marčana - Glamurozna moderna vila, Marčana, House



### Seller Info

Name: ReMax Centar nekretnina

First Name: ReMax

Last Name: Centar nekretnina

Company Name: ReMax Centar Nekretnina

Name:

Service Type: Selling and renting

Website: <https://www.remax-centarnekrtnina.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-Glamurozna moderna vila
Property for:	Sale
House type:	detached
Property area:	247 m <sup>2</sup>
Lot Size:	1538 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Price:	695,000.00 €
Updated:	Oct 08, 2024

## Condition

Newbuild:	yes
Built:	2014

## Location

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



## Additional information

Energy efficiency:	A
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## Description

Description:	<p>This luxurious modern villa imbued with stylistic balance is located on the east coast of Istria. It is located in the bay of Rakal and attracts attention with its design appearance, while the superior comfort and functionality of the villa confirm its quality. It was built on a plot of 1709 m<sup>2</sup>, while the net living area is 247 m<sup>2</sup>. The ground floor of the villa consists of a well-equipped, airy kitchen with a dining room, which unobtrusively merges with the comfortably furnished living room. Below, it is connected to the bedroom and dressing room, as well as the bathroom. Communication with the large pool and the environment is made possible by a covered porch and equipped terraces. On the first floor of the villa, there are three stylish bedrooms and two bathrooms, of which the master bedroom has a wardrobe and its own terrace with a view of the sea. The top floor of the villa is equipped with fitness equipment. The spacious environment is dominated by a large swimming pool with an area of 44 m<sup>2</sup>, and the extraordinary aesthetic impression is supported by the surroundings of the swimming pool paved with white stone, and next to the villa there is also a summer kitchen with a barbecue. The villa has a view of the sea and a great location, and it was built on the edge of the construction zone. The nearest beach is 2000 m away, and the distance from the</p>
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town center is 500 m. The property is equipped with a high-quality video and alarm system, garden irrigation, a central vacuum system, and a biological septic tank. Underfloor heating was implemented in all bathrooms, while 8 indoor air conditioning units were installed for heating and cooling all rooms, and the house has a connection to the chimney designed for a pellet stove. The villa is categorized with 4 stars and thus offers the possibility of renting during the entire tourist season and can become a quiet family home located on the outskirts of the village surrounded by nature. ID CODE: 300441010-293

### Additional contact info

Reference Number: 654420  
Agency ref id: 300441010-293  
Contact phone: +385 91 641 5530