

## ISTRA, KRNICA - Moderna niskoenergetska vila okružena prirodom, Marčana, House



### Seller Info

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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, KRNICICA - Moderna niskoenergetička vila okružena prirodom
Property for:	Sale
House type:	detached
Property area:	135 m <sup>2</sup>
Lot Size:	785 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Price:	650,000.00 €
Updated:	Oct 11, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Parking

Garage:	yes
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Number of parking spaces: 3

## Description

Description:

ISTRIA, KRNICA - this modern low-energy villa surrounded by nature is located near the center of the small magical village of Krnica. The modern and high-quality low-energy villa is located on a larger landscaped plot of 780m<sup>2</sup> in total, in a quiet location, hidden from view and surrounded by greenery and nature. It is a high-quality villa with excellent selected finishing details and timeless design taste, with its 135m<sup>2</sup> of total living space, it provides the future owners with everything they need in an ideally used and organized space. So, for example, the ground floor of the villa is dominated by a larger open space sunlit by daylight, in which a modern and minimalist living room with a wood-burning fireplace is located, then in the same space there is a separate, modern, fully equipped kitchen that follows the design expression of the interior, and next to the kitchen there is also a dining room decorated with large glass walls with a view of the garden and the pool. The floors in the villa are made of high-quality material, so high-quality oak parquet was installed in most areas, which achieved a stronger atmosphere of home and warmth. Likewise, on the ground floor there is a smaller designer-decorated room that is currently used as a small office, then a modern, high-quality guest bathroom with a walk-in shower. The modern internal staircase, a combination of metal and wood, leads us to the first floor of the villa, where there are two beautiful bedrooms, each with its own bathroom. One of the rooms is the master bedroom, it is also slightly larger than the other rooms and is decorated with a larger sunny terrace from which there is a view of the landscape and the impeccable nature that surrounds the villa. The rooms are also fitted with high-quality oak parquet, and each of the bathrooms is decorated with impressive Italian designer ceramics. From the living room, there is direct communication with the outdoor terrace and landscaped garden, through which the Mediterranean atmosphere extends with fragrant Mediterranean plants, maintained by an automatic irrigation system. In the garden, it is almost impossible not to notice the use of the special Brač stone fused with the design of the villa and its surroundings. The central part, on a completely fenced garden, is occupied by a 42m<sup>2</sup> swimming pool, which, together with stone slabs, creates the atmosphere of the famous Adriatic beaches. The landscaped yard is surrounded by a large stone wall, which ensures privacy and peace, while the entrance to the villa is decorated with a modern portico with remote control. The garden offers the possibility of parking 3 cars, and one of these parking spaces belongs to the garage. In the courtyard of the villa, there is also an auxiliary building of 20 m<sup>2</sup> where there is an outdoor toilet with the same high-quality ceramics, an outdoor shower and storage for all garden supplies and technical equipment of the pool. Location: The villa is located in a small idyllic place known as Krnica, only 2 km from the sea and the famous Krnica Bay with beautiful natural beaches and turquoise sea. At the same distance, there is also a smaller harbor for local boats. Krnica as a place contains everything you need for a safe and peaceful life, from well-known small taverns

and restaurants, coffee bars, shops, post offices, doctors and the like. The city of Pula is only a 20-minute easy drive away, and the Istrian "Ipsilon" airport is also only an 18-minute drive away. Additional information: \* It is a low-energy house built by a well-known and renowned contractor \* External walls 34 cm thick with used mineral wool as insulation (without Styrod!) \* Partition walls equally thick with mineral wool and additional special sound insulation \* Ceilings 60 cm thick with mineral wool thermal insulation and special sound insulation \* The house is equipped with smart air conditioners in every room + a wood-burning fireplace \* It is sold fully furnished \* The year of completion of all works is 2023. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33988

### Additional contact info

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