

## Samostojeća kuća u roh-bau fazi s useljivim stanom - Krnica, Marčana, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Samostojeća kuća u roh-bau fazi s useljivim stanom - Krnica
Property for:	Sale
House type:	detached
Property area:	167 m <sup>2</sup>
Lot Size:	1507 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	1
Price:	485,000.00 €
Updated:	Oct 28, 2024

### Condition

Built:	1990
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### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Garage:	yes
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### Description

Description:	Detached house for completion with many possibilities 2000 m from the sea. For sale is a detached house in the roh-bau phase, located on a spacious building plot of 1507 m <sup>2</sup> in Šegotići. This attractive property covers a total area of 330 m <sup>2</sup> , and its uniqueness is given by the apartment on the ground floor of 50 m <sup>2</sup> , which is ready to move into. This apartment offers the possibility of living while the construction of the rest of the house is completed. The house is characterized by a functional layout, and within it there are also a garage and a spacious basement,
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which further increases the value and possibilities of using the property. Located only 2000 meters from the sea, this house represents an excellent investment with potential for tourist rental. One of the significant advantages of this property is the possibility of subdividing and building another house, which provides future owners with additional options for development. It is ideal for all those looking for a peaceful environment close to the sea, with numerous possibilities for personalization and finishing to adapt the house to their own needs. For more information and to arrange a viewing of the house, feel free to contact us:  
STEFANO PERUŠKO MEDIATION ASSISTANT Cell phone 099/721-0395  
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### Additional contact info

Reference Number: 665025  
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