

## KUĆA S POGLEDOM NA MORE, 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>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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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:	KUĆA S POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	176 m <sup>2</sup>
Lot Size:	612 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	323,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2010
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### Location

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

### Permits

Ownership certificate:	yes
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### Description

Description:	Open the door to your perfect getaway - this beautiful holiday home in Pavićine offers an authentic experience of Istrian style in an impressive location. With a total area of 176 square meters, this house offers 4 spacious bedrooms and 3 modern bathrooms, perfectly combining traditional motifs of stone and wood to create a warm and cozy atmosphere. The lower part of the house consists of two smaller apartments, ideal for renting during the summer months. Each apartment is equipped with all necessary amenities to provide guests with a pleasant and relaxing stay. The apartments are modernly decorated, have separate entrances,
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and each apartment has its own kitchen, bathroom and living room. Guests also have access to an outdoor area, perfect for morning coffee or evening get-togethers. The upper floor of the house forms a separate entity and provides complete privacy. This spacious piece of living space has two comfortable bedrooms, ideal for a family or couple. The upper floor also includes a spacious living room, a modern kitchen and a bathroom. The large balconies offer a beautiful view and are an ideal place to relax in the fresh air. Equipped with a hydrophore for water from the well and a system of 6 kW photovoltaic panels for electricity in the island system of operation, this house is completely self-sustaining. On the first floor there is a beautiful covered terrace with an enchanting view of the eastern part of the Istrian coast - an ideal place to relax with a morning coffee or an evening sunset. The house is sold fully furnished and equipped, ready for the immediate enjoyment of the new owners. All elements inside the house are carefully selected and adapted, providing comfort and style. In addition to being the perfect space for a personal vacation, this house also brings a well-established rental business during the summer season, making it an attractive investment for a tourist rental or additional source of income. Overall, this holiday home offers an ideal combination of traditional Istrian architecture, modern comfort, a beautiful view and potential for tourist rental. It is an excellent opportunity for those looking for a place to relax or invest with tourism potential. For more information and viewing of the property - contact: Filip Pandurić  
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### Additional contact info

Reference Number: 666977  
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