

## PREKRASNA KUĆA NA MIRNOJ LOKACIJI, Marčana, House



### Seller Info

Name: Dogma Nekretnine  
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Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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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:	PREKRASNA KUĆA NA MIRNOJ LOKACIJI
Property for:	Sale
House type:	detached
Property area:	223 m <sup>2</sup>
Lot Size:	1137 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	5
Bathrooms:	5
Price:	495,000.00 €
Updated:	Oct 29, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	B
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### Description

**DESCRIPTION:** MARČANA ISTRA Marčana is a picturesque village located in the southern part of Istria County, only 15 kilometers from the historic city of Pula. This charming town, known for its rich cultural heritage and natural beauty, is an ideal destination for tourists who want to experience the authentic Istrian atmosphere away from the hustle and bustle of larger tourist centers. This really nice and very pleasant house with a swimming pool is for sale in the vicinity of Marčana. The house extends over 3 etage (ground floor, 1st and 2nd floor) and is located on a plot of 1137 m<sup>2</sup>. On the ground floor of the house there are 3 bedrooms, each with its own bathroom (en suite style). Two bedrooms have access to the terrace. The arranged staircase leads to the 1st floor, where there is a large kitchen with a dining area, a living room with direct access to a large balcony, a toilet and a large storage room.

Then, on the 2nd floor of the house, we have another bedroom with its own bathroom, walk-in wardrobe and a balcony with a beautiful view of the surrounding area. The house uses central gas for heating, a fireplace in the living room and 6 inverter air conditioners. In the beautifully landscaped garden there is a summer kitchen with a barbecue, a jacuzzi and a pool gross area 50 m2. \*  
MEDITERRANEAN HOUSE WITH SWIMMING POOL \* 4 BEDROOMS \* 4 BATHROOMS IN THE HOUSE + 1 BATHROOM NEXT TO THE SUMMER KITCHEN \* 1 TOILET \* GAS CENTRAL HEATING \* FIREPLACE \* 6X INVERTER AIR CONDITIONING \* SOLD FULLY FURNISHED \* MORE PARKING PLACES \* SUMMER KITCHEN WITH BARBECUE \* JACUZZI \* SWIMMING POOL gross area 50 m2 The property it has all documentation! For a personalized tour, you have at your disposal: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 roberta.poropat@dogma-nekretnine.com ID CODE: IS1512934

### Additional contact info

Reference Number: 667315  
Agency ref id: IS1512934