

## PRILIKA!! KUĆA 3 STAMBENE JEDINICE - MARČANA, 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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Region: Primorsko-goranska županija  
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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:	PRILIKA!! KUĆA 3 STAMBENE JEDINICE - MARČANA
Property for:	Sale
House type:	detached
Property area:	180 m <sup>2</sup>
Lot Size:	750 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	3
Price:	450,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1990
Last renovation:	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:	In preparation
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### Description

Description:	A detached house for sale in Marčana, consisting of three residential units. The house is located on a spacious garden of 750 m <sup>2</sup> , which is completely fenced, providing privacy and security. Ground floor First apartment: Surface of 45 m <sup>2</sup> , with an additional 10 m <sup>2</sup> of terrace. The apartment is equipped with underfloor
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heating, which ensures pleasant warmth during the winter months. Second apartment: Surface of 30 m<sup>2</sup>, ideal for guests or as an investment for rent. Floor Apartment: Area of 80 m<sup>2</sup>, with an additional 15 m<sup>2</sup> of terrace, offering a beautiful view and an ideal place for outdoor relaxation. Renovation in 2024 The house was thoroughly renovated in 2024, including: New roof New facade New PVC joinery Additional features Each residential unit is equipped with air conditioning, which ensures a comfortable temperature throughout the year. Each unit has a chimney, which allows wood heating as an additional option. This house offers ideal conditions for a comfortable life or as an investment for a tourist rental, given its proximity to the sea and attractive tourist destinations. The spacious garden offers opportunities for various outdoor activities, such as a garden, a children's playground or a barbecue area. Do not miss the opportunity to become the owner of this beautiful house in the peaceful surroundings of Marčana! For more information and to arrange a viewing, contact us today! STEFANO PERUŠKO ASSISTANT IN MEDIATION Cell phone 099/721-0395 stefano.perusko@dogma-nekretnine.com Invest in the future - Your ideal property is waiting for you! ID CODE: IS1512671

### Additional contact info

Reference Number: 667792  
Agency ref id: IS1512671