

## PREKRASNA VILA SA BAZENOM NA RUBU SELA, 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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City: Rijeka  
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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 VILA SA BAZENOM NA RUBU SELA
Property for:	Sale
House type:	detached
Property area:	215 m <sup>2</sup>
Lot Size:	683 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	10
Bathrooms:	3
Price:	545,000.00 €
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:	In preparation
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### Description

Description:	<p>Marčana is a village located north of Pula, at the intersection of the Pula-Labin and Vodnjan-Krnica roads, and is the seat of the municipality of the same name. The attractive sea coast plunges steeply into the clear Adriatic Sea. The coast is dominated by green peninsulas and bays with a beautiful view towards the horizon. In one of the settlements there is this modern designer villa under construction. It is sold fully furnished, equipped with top-quality appliances, with carefully selected details that make this property special and impressive. It consists of a ground floor and a first floor with a total area of 211m<sup>2</sup> on a plot of 735m<sup>2</sup>. The ground floor contains an entrance hall, a kitchen with a dining room and a living room, which below offers access to the beach, a heated swimming pool of 9x3.5m<sup>2</sup> and a jacuzzi with a sunbathing area, then on the ground floor there is</p>
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also one bedroom with a bathroom and a guest toilet. On the first floor there are two more bedrooms with a bathroom and access to the terrace. There is a floor heating system in the bathrooms and living room. Lupaone have black haberdashery and walk-in showers. All rooms are equipped with the highest quality box spring beds, the villa has Mirage designer Italian tiles, custom-made Italian doors, it also contains a terrestrial and satellite antenna, solar panels on the roof are used to heat water, the villa also has a hot water tank with an electric heater of 200 liters . Aluminum carpentry of liftable sliding walls with an interrupted thermal bridge, iso-triple glass filled with gas. Aluminum blinds with electric drive in the bedrooms. In the facade there is 10 cm Styrofoam with ventilated facade wooden decorative coverings of Siberian aris. The stated price is for legal entities in the VAT system, for natural persons it is €499,000.00. For any additional information and/or viewing, contact with confidence licensed real estate agents with many years of experience in real estate transactions: LORENA KOGEJ Licensed agent Mobile 091/738-7200 Telephone 052/639-276 [lorena.kogej@dogma-nekretnine.com](mailto:lorena.kogej@dogma-nekretnine.com) SANDRA MILETIĆ Licensed agent Mobile 091/988-5843 Telephone 052/639-276 [sandra.miletic@dogma-nekretnine.com](mailto:sandra.miletic@dogma-nekretnine.com) ID CODE: IS1512567

### Additional contact info

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