

## Prekrasna vila smještena u malom mjestu, 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 smještena u malom mjestu
Property for:	Sale
House type:	detached
Property area:	270 m <sup>2</sup>
Lot Size:	955 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	790,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	2012
Last renovation:	2012

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	A
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### Parking

Covered parking space:	yes
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### Description

**Description:**

In a small, idyllic Istrian town, an incredible villa on two floors is available, located on an impressive garden of 955 m<sup>2</sup>. This charming villa has a total area of 270 m<sup>2</sup>. The ground floor of this villa welcomes you with a large living room, kitchen with dining room and two bathrooms. Upstairs there are two elegant bedrooms, each with its own bathroom and toilet. One of the rooms has its own balcony, while the large covered loggia offers a beautiful view of the surroundings. In front of the house you can enjoy a private pool of 45 m<sup>2</sup>, equipped with a sun deck and a spacious terrace. The villa comes with premium furniture that is also sold together with the house, creating a sophisticated and comfortable ambience. Additionally, the house is equipped with a video alarm system for surveillance. You will never feel too hot or too cold because this villa has a central heating and cooling system. Also, in the entire house, except for the bedrooms, underfloor heating is installed, which will provide you with additional comfort. This beautiful villa offers you not only a comfortable and luxurious living space, but also a spectacular experience of the environment. Do not miss the opportunity to become the proud owner of this villa that will fulfill all your dreams of a perfect home. Welcome to Marčana, a municipality in the southeast of the Istrian peninsula, which welcomes you with untouched nature and interesting historical monuments. This is an ideal destination for anyone looking for a different form of vacation, far from the summer bustle. Start exploring the surrounding towns and discover parts of Istrian history in picturesque bays, churches and the remains of ancient settlements. For more information and/or a tour, we are at your disposal:  
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