

## IMPRESIVNA VILA U KRNICI, 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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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:	IMPRESIVNA VILA U KRNICI
Property for:	Sale
House type:	detached
Property area:	135 m <sup>2</sup>
Lot Size:	750 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	698,000.00 €
Updated:	Oct 29, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking:	2

spaces:

## Description

Description:

Krnica is a village located in the Istria region of Croatia. It is located on the west coast of the Istrian peninsula, near the Adriatic Sea. The village belongs to the municipality of Barban. Known for its picturesque beauty and peaceful atmosphere. It is surrounded by green hills, vineyards and olive groves, which makes it a popular destination for lovers of nature and outdoor activities. The area offers opportunities for hiking, cycling and exploring the countryside. Krnica offers a peaceful holiday in the Istrian countryside, with natural beauty, cultural heritage and opportunities for outdoor activities, which is attractive to travelers looking for relaxation and enjoyment of nature. For sale is an exceptionally beautiful brand new detached villa. It is located on a plot of 750 m<sup>2</sup> and extends over the ground floor and first floor. On the ground floor there is a modern equipped kitchen with a dining area dominated by a table with a stone slab, a living room, a bathroom and a study that can also be a bedroom. Arranged steps with a wooden staircase lead to the first floor, where there are 2 bedrooms and two bathrooms. One bedroom has access to the terrace and a partial view of the sea. The entire house is extremely beautifully and designerly decorated, which can be seen from the choice of ceramics, wallpaper, sanitary ware, parquet that has been installed throughout the house, and all the furniture in general. The living area leads directly to the outdoor terrace with a sun deck and swimming pool, which is meticulously decorated and decorated with Mediterranean plants. Of these, there are olives, basil, lavender, figs, oleanders, lemons, laurels, pomegranates... To make the whole story complete, there is an outdoor seating area and an outdoor covered grill, as well as a storage room with its own toilet. For heating, it uses 3x inverter air conditioners, and for a complete atmosphere, a fireplace is installed in the living area. \* VILLA NEW CONSTRUCTION 135 m<sup>2</sup> WITH SWIMMING POOL 42 m<sup>2</sup> \* 3 BEDROOMS and 3 BATHROOMS \* 3 X INVERTER AIR CONDITIONERS and FIREPLACE IN THE LIVING ROOM \* KITCHEN APPLIANCES (Bosch and Whirlpool) \* SANITARY EQUIPMENT Grohe and Voxort \* PVC CARPENTRY ANTHRACITE \* THE SUNSET IS PAVED WITH BRAČ STONE \* OUTDOOR SHOWER and OUTDOOR TOILET \* CAREFULLY SELECTED HORTICULTURE (olives, basil, lavender, fig, oleander, lemon ...) \* FENCED YARD 750 m<sup>2</sup> \* GARAGE AND VEHICLE PARKING \* VIDEO SURVEILLANCE AND ALARM \* LARGE PANTRY  
Licensed agents are at your disposal for any additional information: ROBERTA POROPAT Licensed agent Mobile 00385 95 528-3152 Telephone 052/639-276 roberta.poropat@dogma-nekretnine.com DAVID ROCE Licensed agent Mobile 00385 99 759-1558 Telephone 052/639-276 david.roce@dogma-nekretnine.com  
ID CODE: IS1508911

## Additional contact info

Reference Number: 674599

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