

## Istra, Marčana, moderna duplex vila, Marčana, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
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Email:  
Website: <https://www.europartner.hr>  
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Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Istra, Marčana, moderna duplex vila
Property for:	Sale
House type:	semi-detached
Property area:	200.0 m <sup>2</sup>
Lot Size:	535.0 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	4
Price:	690,000.0 €
Updated:	Oct 31, 2024

### Condition

Newbuild:	yes
Condition:	Kept

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 2

## Description

Description: We offer for sale this beautiful new modern duplex villa with a pool located in Marčana. The villa is for sale fully equipped with luxury furniture and equipment. Every detail was taken care of during the arrangement. The villa covers an area of 198.45 m<sup>2</sup> and consists of a ground floor and an upper floor with a garden area of 535 m<sup>2</sup>. It has 4 bedrooms, 4 bathrooms, kitchen and dining room, living room. The villa also has a wellness area with a sauna and jacuzzi as a place for rest and relaxation. On the ground floor of the villa there is a boiler room and an engine room. The villa offers total comfort. There is a sunbathing area and a swimming pool on the fenced and beautifully landscaped garden. covered terrace and summer kitchen. Considering the location of the property, this villa is a great investment for rent for tourist purposes, in addition to living.

## Additional contact info

Reference Number: 678908  
Agency ref id: D-273  
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