

## Prekrasna vila s pogledom na more u okolici Marčane, Marčana, House



### Seller Info

Name: Unikat Immobilien  
First Name: Unikat  
Last Name: Immobilien  
Company: UNIKAT IMMOBILIEN  
Name: ISTRIEN d.o.o.  
Service Type: Selling and renting  
Website: <https://unikat-immobilien.com/>  
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Region: Istarska županija  
City: Poreč  
ZIP code: 52440  
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About us: Our real estate agency with many years of experience is mainly active on the west coast of Istria. In addition to a classic real estate offer (houses, villas, flats, apartments, land), you can also find a large range of turnkey construction projects with us.

We mediate in the purchase and sale of real estate, mediation of turnkey construction projects and support for these projects, obtaining the categorization for the rental of your property, transfer of the meters after a property purchase to the new owner.

Through our business partners we can offer: Creation of purchase contracts, preliminary contracts, translation of these contracts into your national language, tax advice and accounting.

Thanks to our extraordinary language skills (native German, Croatian and fluent English, spoken and written), we can provide you with comprehensible and detailed advice so you could benefit from our experience in the Istrian real estate market and in construction.

## Listing details

### Common

Title:	Prekrasna vila s pogledom na more u okolici Marčane
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	620 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1,142,000.00 €
Updated:	Nov 04, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Modern and tastefully furnished villa on the outskirts of an idyllic place near Marčana, only 3.5 km from the sea and 23 km from Pula. The villa consists of ground floor and first floor. On the ground floor there is a hallway, a living room with a fireplace, a kitchen with dining area, a bathroom and an infrared sauna. On the first floor there are three bedrooms, each with its own bathroom and terrace. The villa also has a large roof terrace with a beautiful view. On the outside area
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there are a large heated swimming pool of 48 m2, a summer kitchen and a beautifully landscaped garden with automatic irrigation. The villa is equipped with underfloor heating, air conditioning, electric blinds and a security system/video surveillance. Materials of the highest quality have been used for the interior decoration. The villa is for sale furnished. ID CODE: 300

### **Additional contact info**

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Agency ref id: 300  
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