

## Filipana moderna villa sa bazenom i pogledom na Učku!, Marčana, House



### Seller Info

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About us: Tvrtka REAL nekretnine d.o.o.,

ovlaštena agencija za posredovanje u prometu nekretninama sa sjedištem u Rijeci, Verdieva 5, i uredima u Šibeniku, Fra Jerolima Milete 13 i Puli, Istarska 18 s timom provjerenih agenata posrednika, nastojat će prvenstveno zadovoljiti Vaše interese.

Do realizacije i ostvarenja željenog, dovest ćemo Vas bez stresa, nervoze, uz maksimalnu sigurnost, a ukoliko nam ukažete povjerenje radi kupnje ili prodaje, eventualno najma te zakupa, potrudit ćemo se zaslužiti Vašu preporuku kao najbolju reklamu.

Rad, predanost, upornost, profesionalnost i poznavanje

tržišta, argumenti su kojima raspoložemo.  
Danas je vrijeme novac, nastojat ćemo ga uštedjeti za Vas.

Plaćanje posredničke naknade-sa smiješkom na licu. Sve naprijed navedeno uz kvalificiranu pravnu pomoć i savjete.

Dobar odabir! Kroz naše web stranice nastojimo se približiti svim klijentima korisnicima naših usluga, i onima koji će to tek postati.

Zadovoljan klijent je naša obveza.

Reg No.: 1221

## Listing details

### Common

Title:	Filipana moderna villa sa bazenom i pogledom na Učku!
Property for:	Sale
House type:	detached
Property area:	157 m <sup>2</sup>
Lot Size:	675 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	570,000.00 €
Updated:	Nov 13, 2024

### Condition

Built: 2024

### Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: A+



## Parking

Number of parking spaces: 2

## Description

Description: In the small town of Orbaníci, not far from Vodnjan, there is a modern one-story house of high quality construction with a large swimming pool with a waterfall of 30 m<sup>2</sup>. It was built in 2024, with an excellent layout, in a quiet area surrounded by greenery. The living area is 157 m<sup>2</sup> and consists of an entrance hall, a laundry room, a living room with a dining room and a kitchen with access to a covered terrace where there is a summer kitchen and a barbecue, three bedrooms, two of which have their own bathroom. The house is fully equipped with air conditioners, the first phase of underfloor heating and preparation for electricity was installed. car filling station. The land is spacious 675 m<sup>2</sup> with irrigation. The entire building is under video surveillance and there is an underground engine room next to the pool and preparations for heating have been made. ID CODE: IST-1864

## Additional contact info

Reference Number: 680465  
Agency ref id: IST-1864  
Contact phone: 0913314002