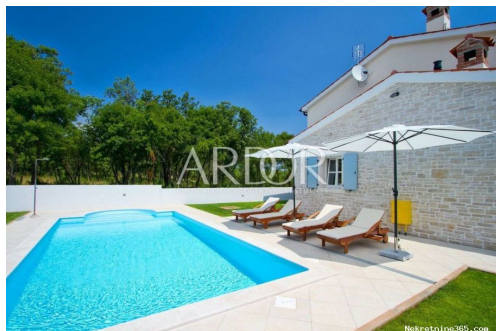


## Unutrašnjost Istre, prekrasna vila s bazenom, Marčana, House



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
Service Type: Selling and renting  
Additional Email: vinskisendi@gmail.com  
Website: <https://www.sendi-realestate.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Šetalište 13. divizije 21  
Mobile: +385 98 443 289  
Phone: +385 98 443 289  
About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Unutrašnjost Istre, prekrasna vila s bazenom  
Property for: Sale  
House type: detached  
Property area: 221 m<sup>2</sup>  
Lot Size: 700 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 3  
Price: 520,000.00 €  
Updated: Nov 12, 2024

#### Location

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

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 3

## Description

Description: This beautiful villa, built to high standards in a traditional style, is perfect for those seeking luxury, tranquility, and privacy. Situated atop a hill above the Raška Bay, the villa offers stunning views and is surrounded by untouched nature. The village of Hreljići, where the villa is located, is part of the Marčana municipality—an ideal destination for a relaxing holiday away from the summer crowds and busy tourist centers. The villa's interior exudes elegance and attention to detail. It has three spacious bedrooms, one with a double bed, while the other offers two beds. All bedrooms come with private, luxuriously equipped bathrooms. The space is air-conditioned and has high-speed wireless internet, providing comfort and convenience during your stay. Outside, the villa features a large pool with comfortable sun loungers, the perfect place to enjoy the sun. There's also an outdoor dining area with a stone barbecue, ideal for outdoor gatherings. The villa is fully enclosed, ensuring privacy, and private parking is available. Villa Azura is located near a horse ranch where you and your family can spend relaxing moments—the villa owner will gladly provide you with more information about this amenity. Beaches are just 10-15 km away, offering quick and easy access to the crystal-clear sea. The Marčana Riviera is known for its preserved nature, authentic cultural monuments of Istrian architecture, and medieval churches. Surrounded by green hills and blue coves, many accessible only by boat, the region is perfect for exploring Istrian wine roads and olive paths, as well as viewing dry stone walls and Istrian “kažun” huts. This area also offers a rich gastronomic offer, which we recommend exploring and tasting during your stay. This beautiful villa is more than just a vacation—it is your private oasis of peace and elegance in the heart of Istria. Dear clients, in accordance with the Real Estate Brokerage Act, property viewings are possible only upon signing a Brokerage Agreement. According to the same, the buyer is obliged to pay an agency commission in the event of purchase. ID CODE: 2237

## Additional contact info

Reference Number: 681749  
Agency ref id: 2237  
Contact phone: 0977974743