

## Lijepa, samostojeća kuća s bazenom u mirnom naselju, Marčana, House



### Seller Info

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About us: Velvet nekretnine agencija djeluje napodručju Istarske županije, gdje u svojoj ponudi objedinjuje kvalitetne, provjerene i vrhunske nekretnine. Tim agencije uključuje kako iskusne, tako i agente pripravnike čiji je cilj učiniti vašu kupnju/prodaju ugodnim iskustvom.

### Listing details

#### Common

Title: Lijepa, samostojeća kuća s bazenom u mirnom naselju  
Property for: Sale  
House type: detached  
Property area: 169 m<sup>2</sup>  
Lot Size: 798 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 2  
Price: 499,000.00 €  
Updated: Nov 13, 2024

## Condition

Newbuild: yes  
Built: 2022

## Location

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

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Number of parking spaces: 2

## Description

Description: Istria, Marčana, beautiful detached house with swimming pool in a quiet village. Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is a destination for the sea, holidays, wine, and olive oil. Marčana is an ideal destination for anyone looking for a vacation away from the summer bustle and overcrowded tourist centers - its 36 kilometers of coastline is the least urbanized coastal zone in Istria, with crystal clear sea and lush greenery in the hinterland. Only 6 km from the first beaches for sale is a detached house with a swimming pool. The ground floor of the building consists of a kitchen, a dining room, a living room, a bedroom with its own bathroom, a toilet and a storage room, while on the first floor there are two bedrooms, a bathroom, and a terrace with a view of the surrounding green hills of Istria. From the living area of the building there is access to the terrace, where there is a place for a barbecue (summer kitchen), and further on, a sunbathing area and a swimming pool (heating-cooling) of 25 m<sup>2</sup>. The yard with a total area of 798 m<sup>2</sup>, in addition to the above, has 2 parking spaces, irrigation and a self-mowing system, direct access from the local road. A floor heating installation (heat pump) has been installed, and the house is also air-conditioned. This beautiful, detached

house with a swimming pool in a quiet village, with a modern look, is ideal for a quiet life for a modern family, but also as an investment, i.e. a rental property for tourist purposes. ID CODE: 1686

### Additional contact info

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