

Istra, okolica Marčane - moderna vila s grijanim bazenom u mirnom okruženju, Marčana, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on
the way to the best real estate.

Our focus is quality, safety and
finding the perfect property for
the money invested.

Reg No.: 133/2024

Listing details

Common

| | |
|-------------------|---|
| Title: | Istra, okolica Marčane - moderna vila s grijanim bazenom u mirnom okruženju |
| Property for: | Sale |
| House type: | detached |
| Property area: | 215 m ² |
| Lot Size: | 690 m ² |
| Number of Floors: | 1 |
| Bedrooms: | 3 |
| Bathrooms: | 3 |
| Price: | 620,000.00 € |
| Updated: | Nov 28, 2024 |

Condition

| | |
|-----------|------|
| Newbuild: | yes |
| Built: | 2023 |

Location

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

Permits

| | |
|------------------------|-----|
| Building permit: | yes |
| Location permit: | yes |
| Ownership certificate: | yes |

Additional information

| | |
|--------------------|----|
| Energy efficiency: | A+ |
|--------------------|----|

Heating

| | |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|



Parking

Number of parking spaces: 3

Description

Description:

Marčana, an ideal destination for anyone looking for a different form of vacation, far 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. The destination offers peace, preserved Istrian architecture, and a rich cultural, historical and natural heritage. The range of restaurants and taverns offering local traditional dishes is perfectly complemented by the tasting rooms of excellent winemakers, cheese makers, oil makers and mead makers, while for an active holiday there are cycling and hiking trails, the Camino South Istria pilgrimage trail, beautiful beaches with snorkeling locations and an attractive offer of outdoor activities such as excursions by boat, kayak, pedal boats, buggies, horses and bicycles. In its offer, Kaiser Immobilien presents a newly built modern villa, located in a quiet neighborhood surrounded by greenery. The villa has an area of 215 square meters, and stands out for its modern architecture, meticulously designed interior and landscaped surroundings. The entire space is a combination of minimalism, clean lines, open space with special attention to detail. The villa is located on a plot of 690 square meters, spread over two floors - ground floor and first floor. The ground floor consists of an entrance hall, a guest toilet, a storage room, a large bedroom with a bathroom, and an open common area of the kitchen with a dining room and a living room that opens onto a sunny terrace with a heated pool. An internal staircase leads to the first floor, which consists of two spacious bedrooms with bathrooms, and an exit to a comfortable terrace with a beautiful view of the surrounding greenery. The villa was built in 2023 and is equipped with high-quality equipment: European designer furniture such as Richmond or custom-made, designer Italian ceramic tiles by Mirage, custom-made plywood doors, Austrian DanKuchen kitchen with Bosch built-in electrical appliances, underfloor heating system in bathrooms, kitchen and living room, Multi-split heating/cooling system in all rooms, aluminum carpentry with lifting and sliding walls with interrupted thermal bridge iso with gas-filled triple glazing, aluminum shutters with electric drive in bedrooms, solar panel on the roof for water, hot water tank with electric heater of 200 liters, bio septic tank, preparation for video surveillance and alarm system, and facade 10 cm styrofoam with ventilated Swisspearl vintage facade coverings. Inside the garden there is a heated

swimming pool 10x4 meters with an integrated jacuzzi, engine room and a large sun deck. In addition, the villa has three parking spaces with a charging port for electric vehicles. Distance of the property to the place: Pula Airport, 17 km Vodnjan, 7 km Ljubljana, 197 km Vienna, 578 km Prague, 850 km Munich, 598 km The price includes VAT 25%, the buyer is exempt from paying real estate sales tax. In the case of a purchase from a company registered in Croatia, a full VAT refund is possible after the sale. The modern designer villa is sold fully furnished with high-quality appliances, furniture and all other carefully selected details that make this property unique. If you want this beautiful house to become your new home or you are looking for real estate for business purposes in the form of renting, contact me on the phone number 00385 976839504, or on the email address: ilijana@kaiser-immobilien.hr Agency commission for the buyer is 3% + VAT . The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. ID CODE: 126-4

Additional contact info

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Agency ref id: 126-4
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