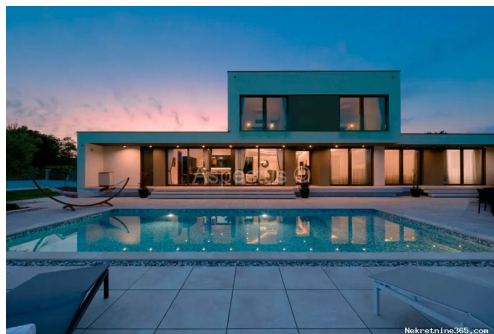


## Luksuzna kuća šarmantnog karaktera, blizina Pule, Marčana, Σπίτι



### Πληροφορίες Πωλητή

Όνομα: Laci Debeljak  
Όνομα: Laci  
Επώνυμο: Debeljak  
Όνομα: Aspectus d.o.o.  
Εταιρίας:  
Service Type: Selling and renting  
Ιστοχώρος: <http://www.aspectus.com.hr/>  
Χώρα: Croatia  
Region: Istarska županija  
City: Pula  
Ταχυδρομικός Κώδικας: 52100  
Κώδικας:  
Διεύθυνση: Mletačka 12/3  
Mobile: +385 98 743 467  
Phone: +385 52 225 200  
Fax: +385 52 225 222  
Σχετικά με εμάς: The ASPECTUS Ltd, with years of experience in the business of real estate brokerage, offers full range of services in acquiring and selling of real estate in the county of Istria.

To our satisfied clients we provide a complete service from presentation of real estate, the best mortgage package arrangement and completion of purchase agreement to obtaining the property deeds and after. At your request, we provide full range of our in-house Consulting services. These services will address all the aspects and issues of acquiring the real estate from obtaining the property ownership documentation, the excerpt from the Cadastre, certificates from the spatial plan, registration of the

ownership with the land registry office, property taxation, property transfer, property ownership deeds and the registry applications with the utility providers.

Whether you are buying or selling a property, the ASPECTUS agency is continually at your service, assisting with all your inquiries and requests - with utmost commitment and pleasure.

Reg No.: ASPECTUS Ltd  
116/2011

## Στοιχεία καταχώρησης

### Κοινά

Τίτλος:	Luksuzna kuća šarmantnog karaktera, blizina Pule
Ιδιοκτησία για:	Πώληση
Τετραγωνικά Πόδια:	340 m <sup>2</sup>
Μέγεθος Πάρκινγκ:	3800 m <sup>2</sup>
Υπνοδωμάτια:	6
Μπάνια:	4
Τιμή:	1,990,000.00 €
Δημοσιεύτηκε:	27.11.2023

### Κατάσταση

Κατάσταση:	Πρόσφατα προσαρμοστέ
Χτίστηκε:	2021

### Τοποθεσία

Χώρα:	Croatia
Κράτος / Περιοχή /	Istarska županija
Επαρχία:	
Πόλη:	Marčana
Περιοχή Πόλη:	Rakalj
Poštanski broj:	52206

### Άδειες

Οικοδομική άδεια:	όχι
πιστοποιητικό	όχι

ιδιοκτησίας:

Πιστοποιητικό ελέγχου: όχι

## Πρόσθετες πληροφορίες

Υποδομή: Καλωδιακή τηλεόραση,  
Ηλεκτρισμός, Τηλέφωνο  
Εγκατάσταση

Ενεργειακής απόδοσης: A



## Θέρμανση

Τύπος Θέρμανσης: Κεντρική θέρμανση (δικό του) ηλεκτρικό, Κλιματιστικό

## Περιγραφή

Πρόσθετες πληροφορίες: Prodajemo luksuznu kuću udaljenu 30 km od Pule smještenu na mirnoj lokaciji distancirana od gradske gužve i urbanosti. Kuća s bazenom sagrađena u dvije etaže ukupne površine 340m<sup>2</sup> na zemljištu veličine 4009m<sup>2</sup>. Kuća u prizemlju zgrade posjeduje ulazni hodnik,dnevni boravak,kuhinja,blagovaona,gospodarska soba+toilet,dvije spavaće soba+dvije kupaone+prostorija od 35m<sup>2</sup> koja može poslužiti kao teretana+zabavna prostorija. Iz hodnika u prizemlju kuće unutaršnjim stubištem povezuje se 1.kat gdje je smještena radna soba open-space,dvije spavaće sobe+dvije kupaone. Za potrebe grijanja kuća posjeduje podno grijenje u svim prostorijama pomoću toplinske pumpe dok za potrebe hlađenja koristi se klima uređaj. Kuća posjeduje predivan bazen veličine 50m<sup>2</sup> okružen svojim sunčalištem dok bazen koristi dezinfekciju bazenske vode pomoću elektrolize te posjeduje ugrađenu hidro masažu. U sklopu okućnica nalazi se maslinik od 60 maslina, starih između 80 i 250 godina te svake godine masline proizvedu od 120-180 litara ulja. Također kuća posjeduje upojni bunar kapaciteta 40 000 litara za sakupljanje kišnice koja se kasnije koristi za potrebe zaljevanja okoliša s kompletnim automaskim navodnjavanjem. Kuća posjeduje Wifi 500 GB kako bi onaj tko boravi u kući koristio brži internet. Kuća koristi eko sptičku jamu i to eko sustav u 4 djela sa pregradama. Kuća se trenutno iznajmljuje u turističke svrhe te može prihodovati 70 000 EUR po turističkoj sezoni. Mjesečni troškovi stanovanja u kući iznose 200,00 EUR mjesečno dok godišnje održavanje bazena iznosi 200,00 EUR. Udaljenost od prirodnih plaža je svega 1 km dok se u neposrednoj blizini kuće nalazi supermarket i autobusna stanica.

## Πρόσθετες πληροφορίες επαφής

Εσωτερικός αριθμός 548039

αναφοράς:

Agency ref id: 1505

ΤΗΛΕΦΩΝΟ +385 98 743 467

ΕΠΙΚΟΙΝΩΝΙΑΣ: