

Villa

Marčana, Istria



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Ref	RE-U-21641
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	286 sqm
Plot size	1154 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	Price upon request

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Superb villa with swimming pool in Marčana area 5 km from the sea!

This beautiful villa of 286 sq.m. is for sale just a few kilometers from the sea.

The ground floor consists of an open space that combines a living room, a dining room and a fully equipped kitchen with a pantry. There is also one bathroom and a room that is used as a game room with social facilities. The living room is abundant with a lot of natural light, and the large glass walls are a link to the outdoor area where there is a pool with a sun deck and a summer kitchen with an outdoor toilet and a covered dining area with a view of the pool and garden.

On the upper floor there are 3 spacious bedrooms, each of which has its own bathroom and an additional room that is used as a laundry room.

The fully fenced garden area covers 1154 m² and offers secured parking, beautiful green areas with a small children's playground, a spacious sunbathing area and a nice swimming pool of 32 sq.m.

On the outer part, there is an auxiliary building where there is a summer kitchen, and where, in addition to the outdoor toilet, there is also the engine room of the swimming pool and another additional room in which there is an outdoor laundry room and a laundry room. The location of the house is also excellent, it is within walking distance to shops, restaurants and cafes, and the first beach is only a 5-minute drive away.

The property is located in a quiet location at the entrance to a small tourist town on the east coast of Istria, where vacation homes and luxury villas predominate. It represents an excellent opportunity for investment in the tourist rental business where, due to the location, quality and contents of the house, the return of the invested money is guaranteed through the tourist rent.

Marčana is a cosy village located north of Pula, at the intersection of the Pula-Labin and Vodnjan-Krnica roads, and is the seat of the municipality of the same name. The attractive sea coast plunges steeply into the clear Adriatic Sea. The coast is dominated by green peninsulas and bays with a beautiful view towards the horizon. The price for your orientation is over 800 000 eur.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

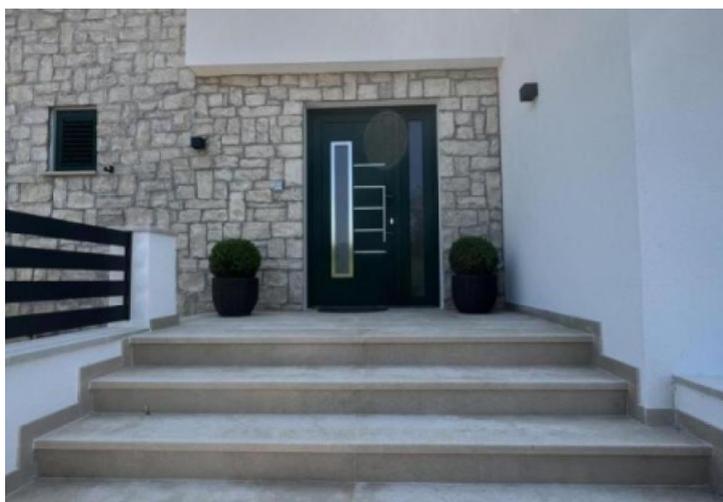
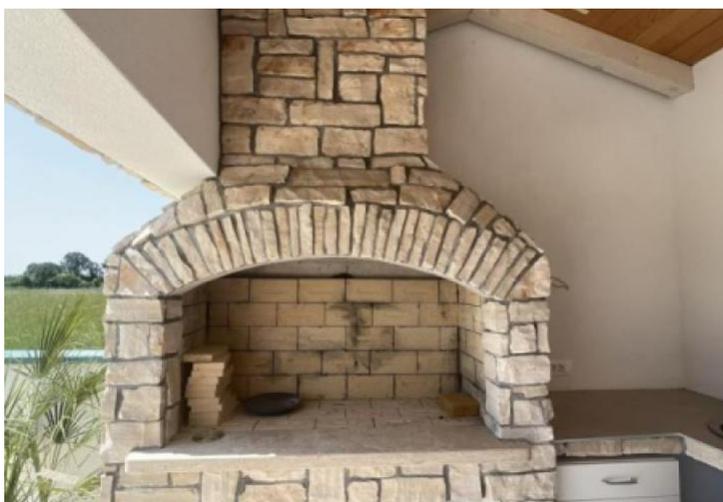
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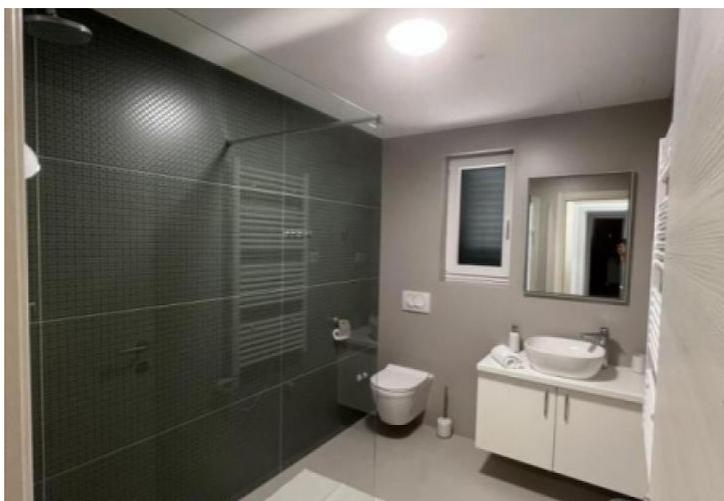
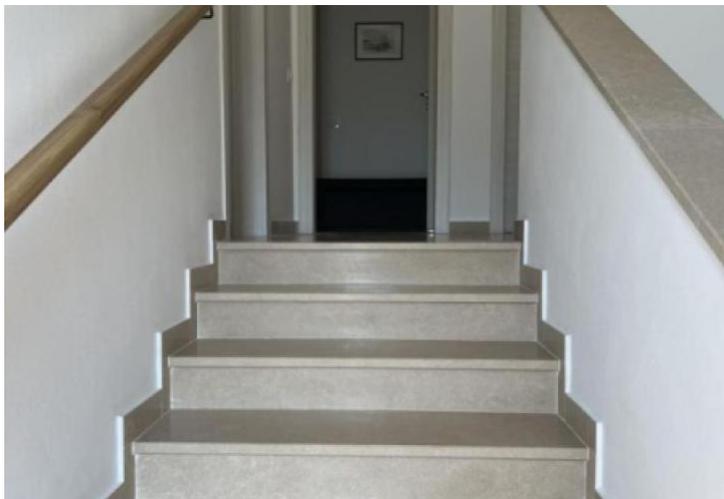
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