

Villa

Krnica, Marčana, Istria



Ref	RE-U-24485
Type	Villa
Region	Istria > Pula
Location	Krnica, Marčana
Front line	No
Sea view	Yes
Distance to sea	2800 m
Floorspace	97 sqm
Plot size	6011 sqm

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No. of bedrooms	3
No. of bathrooms	1
Price	€ 600 000

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Impressive estate in Krnica, Marčana, with sea views, cca. 3 km from the sea!
There is a house of 97 sq.m. and gorgeous terrain of 6011 sq.m.
House was constructed in 2016 and in 2023 there was a complete adaptation of the property.

The house consists of a spacious living room with a kitchen and dining room in an open concept and with direct access to a covered terrace with a total area of 60 m², three bedrooms with direct access to the terraces, a toilet and a bathroom. On the large covered terrace, there is a summer kitchen with a beautiful fireplace, from which you can enjoy a wonderful view and where you can enjoy complete silence. The house has a total area of 97 m². The house is equipped with furniture, which is included in the price. Heating and cooling is via air conditioning, and there is also a chimney in the living room, so there is the possibility of installing another heating source. The house is airy and pleasant enough and creates a fantastic oasis of a completely different world from the one we are used to. Undisturbed peace is offered on a large garden, and its location should be highlighted because it is secluded, near a small town, and yet close to beautiful beaches and all other facilities such as shops, cafes, restaurants, kindergartens, schools and others. Due to its isolated and quiet location, hidden from view, this is an ideal opportunity for a quiet family life, rest and relaxation or as an investment for rental for tourist purposes.

This fairy tale house is surrounded by an olive grove and untouched nature, spread over a total area of 6011 m². This estate abounds in different Mediterranean plants. There are a total of 95 olive trees, of which 15 are around 75 years old, and the rest are around 15 years old. Here you can also find other plants such as: lavender, vines, rose hips, oranges, tangerines, figs, quince, jujube, oak and other plants and trees.

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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Price per m²:
6186 €

Average price/m² of this type
in this region:
3606 €

Median price/m² of this type
in this region:
3563 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3867 €

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