

Villa

Marčana, Istria



Ref	RE-U-29119
Type	Villa
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	10000 m
Floorspace	280 sqm
Plot size	692 sqm
No. of bedrooms	6
No. of bathrooms	6
Price	€ 780 000

Comfortable modern villa with swimming pool in Marčana - beautiful property to buy!

A dream property for Istria!

Total area is 280 sq.m. Land plot is 692 sq.m.

In the quaint settlements of the Municipality of Marčana, a modern abode with a swimming pool awaits its new owner, striking the perfect chord between rustic charm and urban conveniences.

The construction of this residence stands out, promising enduring satisfaction and a superior living experience. Its design, marked by clean geometric forms and consistent lines, exudes modern elegance. The interior, bathed in natural light, is tastefully adorned and fully equipped, spanning two well-organized floors.

On the ground floor, one finds a kitchen, dining area, and a living room that opens to a sheltered terrace. A bedroom with an en-suite bathroom, a foyer graced with a pool table, and a guest lavatory complete this level. Ascending to the first floor, there are four bedrooms, each with its own bathroom, and two terraces shaded by pergolas.

For added convenience, the house boasts a duplex apartment with a private entrance. The ground floor of this apartment features a living space with a kitchenette and a guest WC, while the upper floor houses a bedroom with an en-suite bathroom and access to a covered terrace.

A basement, though modest in size, serves as a practical storage space. Adjacent to the main dwelling is an auxiliary structure comprising a WC and storage area, with a summer kitchen and an open fireplace sheltered by a pergola extending from it.

At the heart of the meticulously landscaped and fenced garden lies a 50 m² heated saltwater pool. The gracefully integrated bar beneath the pool's cascade adds the finishing touch to this idyllic setting.

The option to expand the garden by 1,269 m² is available with a price adjustment. This additional land adjacent to the house is designated for residential use and comprises two cadastral plots of 661 m² and 608 m². Both parcels, with their flat and orderly terrain, boast direct access to a public road.

With its prime location, comfort, and potential for further development, this property presents an unparalleled opportunity for tranquil family living or as an investment for holiday rentals.

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:
2786 €

Average price/m² of this type
in this region:
3608 €

Median price/m² of this type
in this region:
3571 €

Average price/m² of this type
in Croatia:
4371 €

Median price/m² of this type
in Croatia:
3872 €

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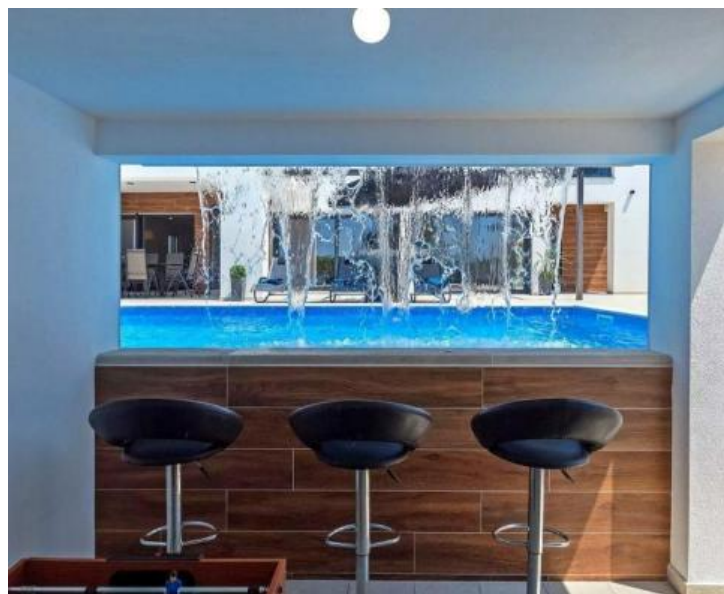
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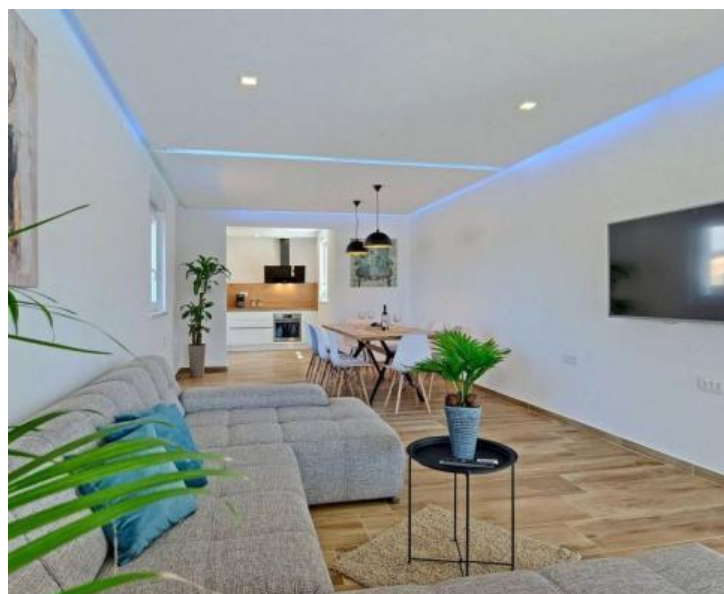
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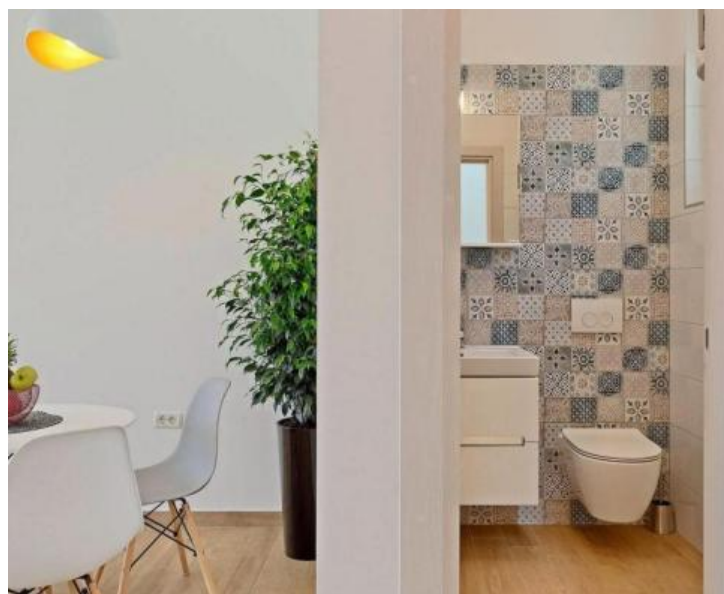
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