

# Villa

## Marčana, Istria



<b>Ref</b>	RE-U-32898
<b>Type</b>	Villa
<b>Region</b>	Istria > Pula
<b>Location</b>	Marčana
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	14000 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	325 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 599 000

Two stone houses with a swimming pool in Marčana!  
Total area is 230 s.qm. Land plot is 325 sq.m.

They are situated in a tranquil hamlet that offers an authentic experience of a small Istrian town—a haven of intimacy, a respite from the burdens of daily toil, and a sanctuary from the clamor of the world. Yet, they remain within reach of Istria's vibrant cities, with all the amenities they provide. These homes enchant with the charm of seclusion and the warmth of a rural idyll. Painstakingly and meticulously restored to preserve their original character, they were last adorned in 2023. The interiors are fully adapted to modern living, exuding an atmosphere that combines the warmth of wood with the coolness of stone, all complemented by rustic furnishings.

The main house stands tall on three levels: the ground floor and two upper stories. The ground floor comprises a living room, a dining room, a kitchen, and a guest toilet, while the first and second floors house three bedrooms, each with its own bathroom.

The guest house, too, is spread over two floors: a ground floor and a first floor. The ground floor includes a living room, dining room, kitchen, and guest toilet, while the first floor offers two bedrooms and a bathroom.

Between the two houses lies a fenced and landscaped courtyard, where a swimming pool and a covered summer kitchen provide perfect harmony. The location, design, and comfort of this property make it an ideal retreat for a peaceful family life or a lucrative investment for tourist 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 m<sup>2</sup>:  
2604 €

Average price/m<sup>2</sup> of this type  
in this region:  
3594 €

Median price/m<sup>2</sup> of this type  
in this region:  
3545 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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