

Villa

Rakalj, Marčana, Istria



Ref	RE-U-37584
Type	Villa
Region	Istria › Pula
Location	Rakalj, Marčana
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	145 sqm
Plot size	480 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 599 000

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Discover this stunning **stone semi-detached house with swimming pool** located in the picturesque area of **Rakalj**, set on a **480 m² plot**.

This charming property combines traditional Istrian architecture with modern design, offering a perfect blend of comfort, luxury, and style.

PROPERTY DESCRIPTION: This **125 m² house** spans across **three levels**. The ground floor features a spacious **kitchen with dining area**, a **living room**, and a **WC**. Internal stairs connect the upper floors. On the first floor, there are **two bedrooms**, each with its own **bathroom**. The top floor houses a **master bedroom** with an en-suite **bathroom**, offering ultimate privacy and comfort.

AMENITIES:

- **Underfloor heating** in all bathrooms.
- **Air conditioning** units for heating and cooling in every room.
- **PVC windows** with mosquito nets for added comfort.

OUTDOOR AREA: The property includes a **covered terrace**, perfect for enjoying a glass of wine with family and friends. Outside, you'll find a **4x8 m swimming pool** with a **jacuzzi** and a **saltwater electrolysis system**. The pool area is complemented by a **sunbathing space**. Across from the house, there is a **summer kitchen** with a **WC** and an **outdoor grill**, ideal for cooking and entertaining. Additionally, there is a **20 m² technical room** for the pool equipment.

The property is accessible via an **asphalted road**, and the attention to detail extends to the outdoor area as well. There is an **electric gate** providing access to the **private yard**, which includes **3 parking spaces** and a **charging station for electric cars**. Motion-sensor lights are installed throughout the entire yard, adding convenience and security.

ADDITIONAL INFORMATION:

- The property has clear and **legally clean ownership** (1/1).
- The house is sold **fully furnished** with **high-quality, carefully selected Italian furniture**.
- **Complete and in order documentation**.

This **stone house** perfectly blends **modern design** with traditional Istrian details, making it an ideal property for **year-round living** or a **luxury vacation home**. It is categorized with **4 stars**, ensuring excellent quality and comfort. Don't miss the chance to own this unique property in one of Istria's most charming locations!

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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:
4131 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3542 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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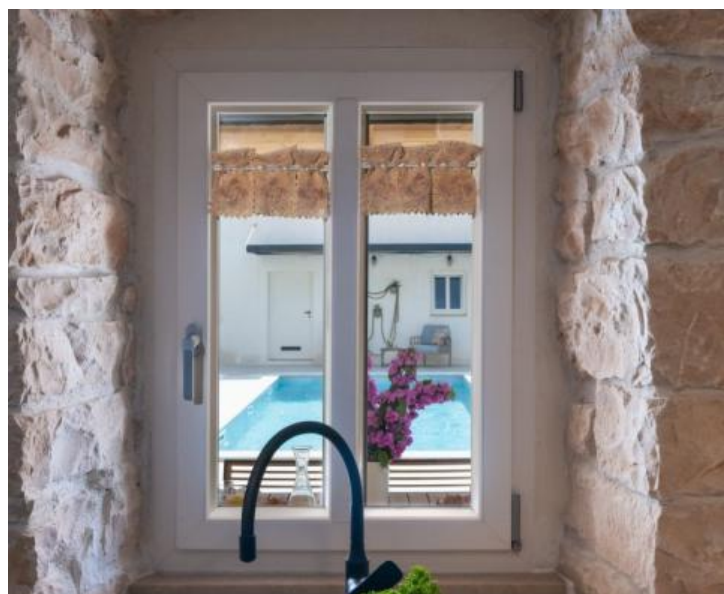
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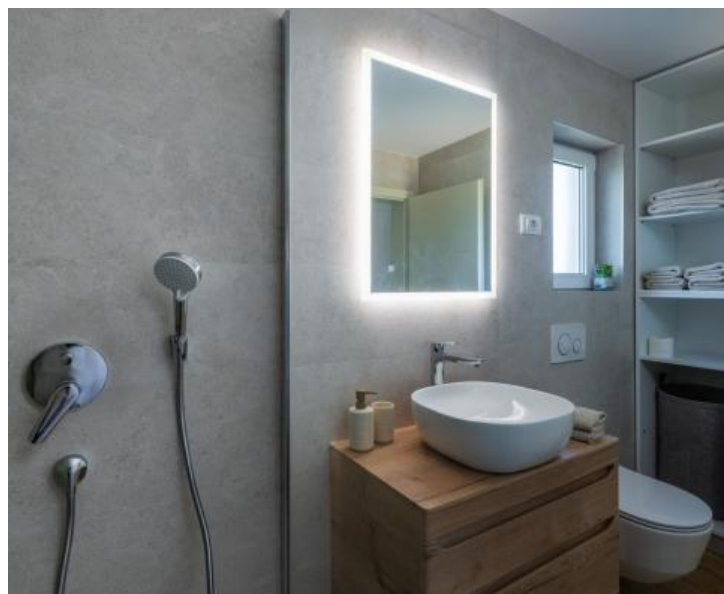
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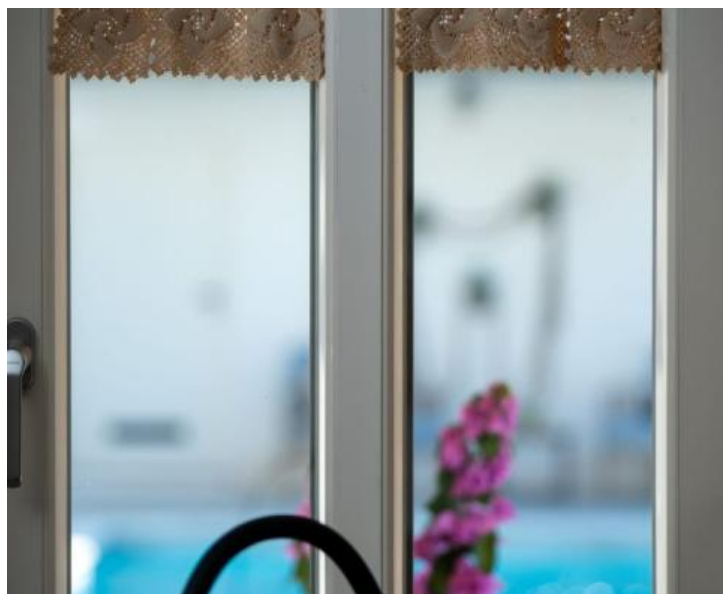
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