ID: 3609

SALE OF A FAMILY HOUSE WITH SPACIOUS GROUNDS – QUIET LOCATION

Loborika, Marčana

415,000 €
1,812 €/m^2







Istria County is considered one of the most desirable regions for living, offering an abundance of natural beauty, a warm Mediterranean climate, and a very welcoming local population. Located along the southeastern coast of Istria, the Municipality of Marčana encompasses a vast coastal area. Through continuous investment in infrastructure and amenities, it has become increasingly attractive to investors, drawn by its beautiful beaches, harbors, and authentic Istrian charm.

Situated within the Municipality of Marčana, in the village of Loborika, lies this spacious, detached, two-story family home set on a large plot of land. The property has a total area of

229 m², with 168 m² dedicated to living space, while the remainder comprises a garage and a storage room. The ground floor features a fully equipped kitchen, a dining area with access to a comfortable terrace, a living room, a toilet, a bathroom, and a spacious bedroom. The first floor contains two furnished bedrooms—both with access to a terrace—and a bathroom. The property is equipped with wooden joinery featuring shutters, two air conditioning units, and a wood-burning stove; it also has a high-quality exterior plaster finish (SEP). In addition to a comfortable living space designed for a family, the property includes a garage and a storage area. This property holds great potential, with the possibility of acquiring additional building land. This property represents a highly attractive opportunity, given its size, peaceful location, existing amenities, and potential for further development. It is well-suited for comfortable family living in a remarkably quiet setting, or alternatively, for use in the tourism sector—an option that would certainly accelerate the return on investment.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Loborika, Marčana	PROPERTY ID	3609
PRICE	415,000 €	TYPE	House
AREA	229 m²	GARDEN AREA	1,179 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	2	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	-	VIEW AT	-
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	-	JOINERY	Wooden, Excellent
WALLS MATERIAL	-	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	-	ROOF	Channels, Concrete
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

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Extra features

- Garage
- Access road
- Pantry
- Garden
- Yard

Infrastructure

- Electricity
- Water

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