ID: 2349

HIGH QUALITY NEWLY BUILT DETACHED FLOOR HOUSE WITH SWIMMING POOL

Loborika, Marčana

580,000 €
3,625 €/m^2







Loborika is a village that belongs to the Municipality of Marčana, and is located only a 7-minute drive from the largest city of Pula and a 4-minute drive from the Pula Airport and the Istrian Epsilon. In the very center of the village there is a shop, a school, a restaurant and a cafe, and it is surrounded by green fields and beautiful nature. The development of infrastructure and accompanying facilities has made this settlement even more attractive as a location for buying a certain property because it perfectly combines rural life with the proximity of urban amenities.

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In a settlement not far from Loborika, there is this newly built, detached, attractive one-story house with a total area of 160 m2 with a garden of about 450 m2. The property was built to a high standard by a reliable investor and consists of an entrance hall, three bedrooms, a spacious living room with a kitchen and dining room, three bathrooms, a storage space or a room intended for washing and drying clothes, and a spacious, covered terrace on which leaves the living room. PVC joinery with three-layer glass, mosquito nets and electric shutters, as well as high-quality ceramics, were installed. The heating and cooling system is provided with four air conditioning units and underfloor heating installed in the living room, kitchen, dining room and all bathrooms. The attic space is about 80 m2 and offers the possibility of being used for various purposes. The house has a thermal facade with a thickness of 10 cm. The yard, which is surrounded by a wall, has a pool of 32 m2 and four parking spaces. The possibility of purchasing the property with or without furniture.

Due to its location, surface and quality, the mentioned detached house is a very interesting property for a future buyer, whether to enjoy it in the sense of using it for a pleasant family life or to engage in the catering activity of renting and achieving a very quick return on invested funds.

FOR ALL OTHER INFORMATION, CALL AT:
+385981748680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed agent

Summary

LOCATION	Loborika, Marčana	PROPERTY ID	2349
PRICE	580,000 €	TYPE	House
AREA	160 m²	GARDEN AREA	450 m²
YEAR BUILT	2023.	YEAR RENOVATED	-
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	5	BEDROOMS	3
BATHROOMS	3	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	4
POOL	Yes	VIEW AT	-
ACCESS ROAD	Yes	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	Excellent
TILES	Excellent	PARQUET	-
FACADE	Excellent, Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes

USAGE PERMIT	-	ENERGY CERTIFICATE	-

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Extra features

- Access road
- Terrace
- Pantry
- Yard

Infrastructure

- Electricity
- Water

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