



## On a quiet area near Rakalj, Marčana is a villa with a swimming pool for sale

**460.000 €**  
**1.456 €/m<sup>2</sup>**

A luxurious villa with a beautiful and relaxing view of the surrounding nature and the sea is for sale. The villa consists of 3 floors and has a total of 316 sqm.

In the basement is a garage with a parking space, a fitness room of 20 sqm, a game room perfect for the winter months with billiard table and dartboard.

On the ground floor are 3 bedrooms, bathrooms, and toilets, and on the southwest side of this villa is a kitchen and dining room with a living room with exit to a 28 sqm terrace leading to the summer kitchen and pool.

In the attic are two master bedrooms with separate bathrooms and spacious wardrobe space.

Each bedroom has air conditioning with the inverter, connected wood central heating and in the living room is a fireplace that gives a special charm to this villa. The joinery is PVC, while the floors covered with parquet and ceramic tiles.

An 2432 sqm land guarantees privacy for future owners and enjoys the view on the Rakalj Bay. A dream vacation provides a 32 sqm swimming pool with a spacious sunbathing area and a summer kitchen with an outdoor fireplace to enjoy specialties in the summer months.

Villa is categorized with 4 stars and generates revenues of around 45.000 euros a year.

Villa is 3 km away from Rakalj Bay and 1 km from Rakalj center and all the services this small village offers to its citizens. If the owners want to return to "civilization", Pula is 25 km away. Distance from the highway is 18 km, Pula airport 25 km and the airport of Venice 278 km.

## Summary

Location	Marčana	Property ID	1989
Price	460.000 €	Type	house
Area	316 m <sup>2</sup>	Land area	2.432 m <sup>2</sup>
Bedrooms	5	Bathrooms	6

Parking spaces	-	Parking spaces (garage)	1
Floor	ground floor	Orientation	Northeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.456 €	Tax	3%
Energy certificate	-	Subtype	detached, family house, villa

## Distances

Center	1000 m
Sea	2.5 km
Park	3 km
Pula airport	21 km
School	3 km
Venezia airport	278 km
Near a bigger city	25 km
Store	2 km
Transportation	2 km

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