ID: 2448

SPACIOUS BUILDING LAND FOR ECONOMIC PURPOSES

Šegotići, Marčana

290,500 €
60 €/m^2







Marčana is a town and municipality located in the southeast of Istria along the Barban-Pula road. Far from the hustle and bustle of the city and typical tourist centers, it still offers a wealth of entertainment options for every taste. The peace and scent of lush greenery blend with the crystal clear sea that stretches for as much as 36 km of coastline. Therefore, it is not surprising that there is an excellent offer of various activities, from cycling, horseback riding and buggy rides to boat rides, pedal boats and discovering beautiful bays by kayak. In addition, gastronomes are at home here, whether they want something sweet like honey, tasty like goat cheese or relaxing with a glass of top-quality wine.

Within the municipality of Marčana are places such as Mali and Veliki Vareški and Šegotići, and right at the intersection of these roads is a spacious land plot for combined use. The total area of the three cadastral plots is 4855 m2, and about 2000 m2 is located within the construction area for economic production purposes. The plots are of regular rectangular shape, of which the construction part is arable land and meadows, and the agricultural part is made up of forest. Considering that the overall area designated as construction and economic purposes is very small, this large part of the plot of such a purpose represents significant value and potential.

In the stretch from Marčana to Duga Uvala, there are still no significant entrepreneurs in the form of production, trade or even gas stations, so the buyer will not have a hard time determining the activity nor will he have to question the justification of the investment. Duga Uvala, as the center of tourism at that time and all the places leading up to it, are teeming with tourists for half the year, the potential for return on investment is enormous, which certainly gives free rein to the imagination.

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Summary

LOCATION	Šegotići, Marčana	PROPERTY ID	2448
PRICE	290,500 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	4,855 M²
ORIENTATION	SOUTHEAST	VIEW AT	NATURE
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-

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