




EXCLUSIVE BUILDING LAND IN FILIPANA

 Filipana, Marčana

 **75,000 €**
83 €/m²



The municipality of Marčana is located in the southeast of Istria, near the city of Pula. This area is characterized by picturesque landscapes, agriculture and tourism, especially in the coastal areas along the Adriatic Sea. Marčana is known for its rich cultural heritage, tradition and preserved old stone houses. Due to its proximity to Pula and other tourist destinations, the municipality is increasingly popular among visitors, and it also offers a peaceful life for family communities.

Within the municipality of Marčana, more precisely in Filipana, there is a building plot of 600 m². The plot is of regular rectangular shape with a slightly lower terrain level than the access road, which allows us to build additional auxiliary buildings, a tavern or a garage in the



building without additional work, and it has an ideal southwest orientation. The land has direct access from the asphalt road, and electricity and water connections are located at the very entrance to it, while the sewage system has not yet passed through that part of the settlement, so future owners will have to build a septic tank on it. The property is located in a very quiet, yet developed part of the settlement close to all supporting facilities in terms of shops, parks, promenades, restaurants, schools and the like.

The aforementioned land represents a very attractive property due to its ideal orientation, location, area, shape and price, and offers the future owner a wealth of possibilities in the form of building a facility for catering and rental activities with a guaranteed return on investment or the possibility of building a family home for everyday living.

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Summary

LOCATION	Filipana, Marčana	PROPERTY ID	2595
PRICE	75,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	900 M ²
ORIENTATION	SOUTHWEST	VIEW AT	-
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-



Extra features

- Access road

Infrastructure

- Electricity
- Water

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