



## SALE OF SPACIOUS LAND NEAR URBANIZATION

 Marčana

 **21,500 €**  
18 €/m<sup>2</sup>



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.

In a quiet part of Marčana, just 1 km from the town center, there is an agricultural land of 1180 m<sup>2</sup>. The land is flat and has a regular rectangular shape, which allows for easy planning and



maximum use of the area. The land is accessed via a public road, which ensures orderly and unhindered access.

The land is located in the immediate vicinity of the urbanized part of the settlement, which gives it additional value and potential for the future. Precisely because of its location, regular shape and good accessibility, this property represents an interesting opportunity for investment or long-term investment.

FOR ALL OTHER INFORMATION CALL:

+385 99 298 2283

info@family-nekretnine.hr

Ana Tomičić

Administrator

## Summary

LOCATION	Marčana	PROPERTY ID	3199
PRICE	21,500 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	1,180 M <sup>2</sup>
ORIENTATION	-	VIEW AT	GREENERY
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

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