ID: 3289

EXCLUSIVE SALE OF BUILDING LAND IN TOP LOCATION

Marčana

114,500 €
81 €/m²







In the southeastern part of Istria, the municipality of Marčana is known for its combination of untouched nature, traditional villages and proximity to the sea, which makes it an ideal choice for a quiet family life or a tourist investment.

It is in such an environment, in a small and charming village just a 25-minute drive from the center of Pula, that this extremely attractive plot of land is located. With a total area of 1420 m², of which 720 m² is for construction purposes, and the rest is agricultural land, this plot provides an ideal balance for building and enjoying a spacious garden. The land is gently sloping, which additionally opens up possibilities for architectural solutions with a beautiful

view. The terrain is a combination of a flat part and a gentle slope, which additionally opens up possibilities for different concepts of arrangement and use.

Located in a quiet and well-maintained village, surrounded by greenery, the land has been recently cleared, with several larger trees located along the edge of the plot, which further contribute to privacy and a natural atmosphere. Access is direct from the asphalt road, while all necessary infrastructure is located in the immediate vicinity.

This property is particularly valuable due to the open view of the greenery and hills - a true oasis of peace and relaxation, far from the city bustle, yet close enough to all amenities. Krnički porat is approximately 4 km from the plot. Ownership is neat, without encumbrances.

This property represents an exceptional investment opportunity - either as a long-term investment in land with potential, or for the development of a project in accordance with the natural environment and future development plans of this area. An ideal opportunity to build a family home or holiday home, with great potential for tourist rental and a quick return on investment.

Authentic peace on land with character, location and potential - a rarity on the market.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, PLEASE FEEL FREE TO CONTACT ME;

+385 91 539 6446
edita.premate@family-nekretnine.hr
Edita Premate Panić
Assistant in mediation

Summary

LOCATION	Marčana	PROPERTY ID	3289
PRICE	114,500 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	1,420 M²
ORIENTATION	-	VIEW AT	GREENERY AND FOREST
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	YES	BUILDING PERMIT	-

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Extra features

- Access road

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