



# FOR SALE: DETACHED HOUSE WITH BUILDING LAND, ORCHARD, AND OLIVE GROVE

 Lobarika, Marčana

 **623,300 €**  
2,722 €/m<sup>2</sup>



The Municipality of Marčana is located in southeastern Istria, near the city of Pula. This area is characterized by picturesque landscapes, agriculture, and tourism—particularly along the coastal stretches bordering the Adriatic Sea. Marčana is renowned for its rich cultural heritage, traditions, and well-preserved old stone houses.

In this idyllic setting lies a beautiful, modern, detached house with a floor area of 160 m<sup>2</sup>, situated on a spacious 4,204 m<sup>2</sup> plot. This property offers a perfect blend of comfort, privacy, and the Mediterranean lifestyle. The house is spread over two floors: the ground floor features a fully equipped kitchen, a dining area with access to a comfortable terrace, a cozy living



room, a bedroom, a toilet, and a bathroom. The first floor contains two bedrooms—each with access to a terrace—and a bathroom. The floors throughout the property are tiled, and climate control (heating and cooling) is provided via air conditioning units. The house is fitted with wooden joinery and shutters, and it also includes a cellar and a garage. The well-maintained grounds encompass several building plots, an olive grove, and an orchard. There is an option to purchase the house along with a smaller portion of the building land.

This property represents a highly attractive and sound investment opportunity, given its living space, tranquil location, and the potential for further construction. It offers a high-quality living experience for a family, as well as the potential for rental use, which ensures a quick return on your investment.

FOR FURTHER INFORMATION, PLEASE CALL:

+385 98 174 8680

dean.zunic@family-nekretnine.hr

Dean Žunić

Licensed Agent

## Summary

|                   |                    |                          |                      |
|-------------------|--------------------|--------------------------|----------------------|
| LOCATION          | Loborika, Marčana  | PROPERTY ID              | 3611                 |
| PRICE             | 623,300 €          | TYPE                     | House                |
| AREA              | 229 m <sup>2</sup> | GARDEN AREA              | 4,204 m <sup>2</sup> |
| YEAR BUILT        | -                  | YEAR RENOVATED           | 2024.                |
| ORIENTATION       | -                  | NUMBER OF FLOORS         | -                    |
| ROOMS             | 4                  | BEDROOMS                 | 3                    |
| BATHROOMS         | 2                  | TOILETS                  | 2                    |
| DISTANCE FROM SEA | -                  | DISTANCE FROM CENTER     | -                    |
| PARKING           | Yes                | PARKING SPACES           | 7                    |
| POOL              | -                  | VIEW AT                  | Nature               |
| ACCESS ROAD       | -                  | JOINED ROOMS             | -                    |
| CEILING HEIGHT    | -                  | ELEVATOR                 | -                    |
| HEATING           | Air conditioning   | JOINERY                  | Wooden               |
| WALLS MATERIAL    | Brick              | WALLS CONDITION          | -                    |
| TILES             | -                  | PARQUET                  | -                    |
| FACADE            | Good               | ROOF                     | -                    |
| INTERNAL STAIRS   | -                  | EXTERNAL STAIRS          | -                    |
| OWNERSHIP TYPE    | Orderly            | CERTIFICATE OF OWNERSHIP | Yes                  |
| USAGE PERMIT      | Yes                | ENERGY CERTIFICATE       | B                    |



## Extra features

- Garage
- Access road
- Terrace
- Balcony
- Garden
- Yard

## Infrastructure

- Electricity
- Water

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