Laci Debeljak
nekretnine@aspectus.com.hr
+385 52 225 200
+385 98 743 467

ID 1696-1 85.000 €

Building Land 13 km from the Sea | Divšići, Istria

Marčana, Divšići





Basic information

PRICE	85.000 €
AREA	1070 m²
PRICE PER SQUARE	79 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Plot for construction
LOCATION	Marčana, Divšići
REAL ESTATE ID	1696-1

BUILDING LAND FOR SALE IN ISTRIA – NEAR VODNJAN, FAŽANA, AND PEROJ

Building land of 1,070 m² for sale, located next to an asphalt road with available infrastructure (electricity and water) at the parcel boundary. The land is ideal for constructing a family home or a rental property, with the possibility of building a ground floor + one upper floor and a maximum building footprint of 30%.

The location offers peace and privacy, while also being well-connected by road. The town of Vodnjan, 8 km away, is renowned for producing high-quality olive oil and wine, offering all necessary amenities: a supermarket, market, gas station, restaurants, cafés, kindergarten, school, pharmacy, and medical services. Vodnjan is also known for its cultural landmarks, including the Parish Church of St. Blaise, which houses a valuable collection of sacred art.

Just 5 km from Vodnjan, the coastal town of Fažana features well-maintained beaches, a seaside promenade, and a pine forest. Fažana is also the departure point for excursions to Brijuni National Park, one of Croatia's most stunning natural treasures. Peroj, located just 3 km from Vodnjan, is a historic village famous for premium olive oil. It offers beautiful beaches along a 2.5 km-long promenade leading to Fažana, with beach bars and recreational facilities.

This land presents an excellent investment opportunity, whether you plan to build a family home or a rental property. The tranquil surroundings, proximity to the sea, and rich gastronomic and cultural offerings make this location highly attractive.

Distances: Highway 10 km, Pula 14 km, Pula Airport 16 km.

For more information and to arrange a viewing, please contact us.

More information

FEATURES	Close to the town centre, Close to the school, Quiet area, Panoramic view, Access - paved

Laci Debeljak
nekretnine@aspectus.com.hr
+385 52 225 200
+385 98 743 467

INFRASTRUCTURE	Waterworks, Electricity, Active telephone line
PERMITS	Owner's certificate
ORIENTATION	South, Southwest, East, Southeast, West
ACCESS	Car,Truck.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	2 m
DISTANCE FROM SEA	13.0 km
DISTANCE FROM BEACH	13.0 km
DISTANCE FROM CENTER	500 m

View listing