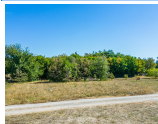


ID 1752-1 70.000 €

Building Plot 935 m² | Marčana, Near Pula

 Marčana



Basic information

PRICE	70.000 €
AREA	935 m ²
PRICE PER SQUARE	74 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Plot for construction
LOCATION	Marčana
REAL ESTATE ID	1752-1

Istria | For sale is a building plot of 935 m², located in a peaceful area of Marčana, surrounded by nature and greenery.

The land is regularly shaped and square, allowing for functional planning and development.

The ownership is clear, and the property has a properly arranged access road. A location information document is also available, providing the future owner with a clearer insight into the development and construction possibilities.

The property offers the possibility of building a family home, single-storey or two-storey house, as well as a property intended for tourist rental. The peaceful surroundings provide privacy and a pleasant atmosphere for living or holidays, while the proximity of Pula and other amenities ensures excellent connectivity and convenience for everyday life.

The plot is located just 15 minutes by car from Pula, approximately 14 minutes from Pula Airport, while the sea is only 15 minutes away by car. All essential everyday amenities, including a supermarket, primary school, pharmacy, pizzeria and flower shop, are accessible within approximately 3 minutes by car or 10 minutes on foot.

We also recommend visiting the local family farms (OPGs) in the Marčana area, where you can find fresh organic fruit and vegetables, honey, high-quality Istrian olive oil, goat cheese, Istrian prosciutto and the renowned Istrian Malvasia wine.

For all additional information and to arrange a viewing of the property, please feel free to contact us via our web contact form or by phone.

More information

FEATURES	Close to the town centre, Close to the shop, Close to the beach, Close to the school, Quiet area
----------	--

PERMITS	Owner's certificate
ACCESS	Car,Truck.
DISTANCE FROM SEA	13.0 km
DISTANCE FROM BEACH	13.0 km
DISTANCE FROM CENTER	700 m

[View listing](#)