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ID 1756-1 99.000 €

Building Land, Marčana - Šegotići

Marčana, Šegotići







Basic information

PRICE	99.000 €
AREA	2723 m²
PRICE PER SQUARE	36 €
AGENCY COMMISSION	3 % + VAT
REAL ESTATE TYPE	Plot for construction
LOCATION	Marčana, Šegotići
REAL ESTATE ID	1756-1

Marčana, Šegotići - Land on the eastern coast of Istria

Land with a total area of 2,723 m² for sale, located at the entrance to the village of Šegotići, in the Municipality of Marčana, on the eastern coast of Istria.

Of the total area, 950 m² is designated for construction and offers an attractive opportunity to build two structures. The permitted site coverage is up to 40%, with a maximum height of 7 m to the eaves, allowing for a ground floor and one upper floor (G+1). Infrastructure located 50 m away.

The property has access from a paved road, providing convenient access for vehicles and construction machinery, including trucks and articulated lorries.

The location is convenient for everyday living: a bakery is approximately 150 m away, a supermarket about 1 km, and the beach around 3 km. The kindergarten in Krnica is approximately 4 km away, while the primary school in Marčana is about 6 km away. Šegotići and the surrounding area offer a peaceful setting, fewer summer crowds and close proximity to nature. The eastern coast of Istria is known for its coves and beaches, walking and cycling trails, and opportunities to enjoy the outdoors.

The Marčana area has a rich local agricultural and culinary offering, including extra virgin olive oils, wines, cheeses, honey and fig products. Traditional Istrian and Mediterranean dishes can be enjoyed at nearby taverns and restaurants. This land is an attractive opportunity for a family home, a holiday home or an investment in a peaceful part of eastern Istria.

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More information

FEATURES	Close to the shop, Close to the beach, Access - paved
PERMITS	Owner's certificate
ORIENTATION	South, Southwest
ACCESS	Car,Truck.
TRANSPORTATION	Bus
DISTANCE FROM PUBLIC TRANSPORTATION	100 m
DISTANCE FROM SEA	3.0 km
DISTANCE FROM BEACH	3.0 km
DISTANCE FROM CENTER	150 m

View listing