



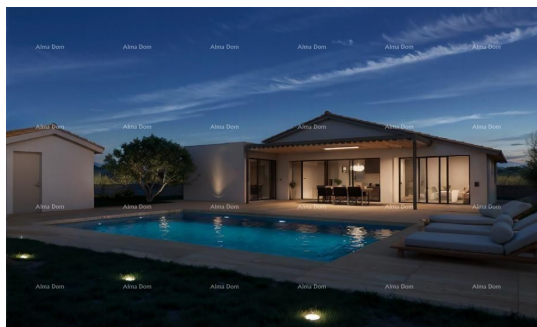
## ALMA DOM INVEST

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<b>Code :</b>	28040
<b>Location :</b>	Marčana
<b>Building size :</b>	0 m <sup>2</sup>
<b>Lot size :</b>	700 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Land :</b>	Building
<b>The degree of possible construction :</b>	Yes

**Price :** 92.600 €

For sale is an attractive building plot with a valid building permit for the construction of a modern prefabricated house with a swimming pool and auxiliary facility, located in a quiet area not far from Duga Uvala.

The plot has a regular shape and is situated at the end of the building zone, ensuring maximum privacy and tranquility. The right side is bordered by a concrete wall, while the left and rear sides adjoin agricultural land, providing an open view and additional discretion. Access is via a well-maintained gravel road, and all utilities are available near the plot.

Project and permits:

- Issued valid building permit
- Paid utility and water contributions
- Paid connections for water and electricity
- Temporary construction connection secured

Planned facility:

A prefabricated house with a net area of 127 m<sup>2</sup>, designed for high energy efficiency (A+), consists of:

- 2 master bedrooms
- 2 children's rooms (for multiple occupants)
- 2 bathrooms + additional toilet
- kitchen, dining room, and living room
- storage room
- spacious terrace

The installation of a bio-purifier is planned as a modern and prac...