



Code :	29779
Location :	Marčana
Building size :	0 m2
Lot size :	1222 m2
Distance from center :	1500 m
Distance from sea :	1000 m
Seaview :	No
Land :	Building
The degree of possible construction :	Yes

Price : 130.000 €

For sale is a building plot of regular, almost rectangular shape, with an area of 1,222 m², located in a quiet and attractive area.

The plot has a well-maintained access road, with water available on the plot itself, while electricity is accessible right next to the plot, facilitating future construction.

The land is situated within a building zone – undeveloped part, which allows for the construction of a residential building, in accordance with the applicable spatial planning conditions.

Currently, the plot is used as a well-maintained olive grove, providing the future owner with the opportunity to retain the existing greenery and create a pleasant Mediterranean ambiance around the future home.

The location is very well connected by transport. The plot is only 1.5 km from Lobarika, about 8 km from Pula, and approximately 10 km from the sea, making it an excellent choice for building a family home or a vacation house.

The regular shape of the plot, the area of 1,222 m², guaranteed access, and the availability of water and electricity nearby make this property an interesting investment opportunity in Ist...