

Krnica - stancija sa 16.7ha zemljišta!, Marčana, House



Seller Info

Name: Elite Nekretnine
First Name: Elite
Last Name: Nekretnine
Company Name: Elite nekretnine
Service Type: Selling and renting
Website: <https://www.elite-nekretnine.hr>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Ciottina 24b
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About us: LEGAL SERVICES Company has a legal department which consists of an attorney at law who for our clients perform all legal actions in connection with the check up of the Land registry, composition of all legal acts, submitting tax reports and submitting requests for inscription of the ownership into the Land books. SERVICES Company provides wide variety of services such as: mediation in negotiations between the parties (seller and buyer) all in the best interest of all parties involved, all in accordance with the principle of conscientiousness. transfer of all utilities onto the new owner after the purchase submitting request to the Land registry for the purpose of the inscription of the ownership right obtaining the title deed and submitting the same to the tax authorities settling the inscription in the

Land books rent, sale check up
of all documentation appraisals
marketing and advertising
support for obtaining energy
certificates free consultance

General data

Name : Elite nekretnine
Abbreviated name : Elite RI
Head office : Ciottina 24 b
OIB 28953054348
IBAN and name of bank :
HR4224920081100053969 ,
Imex banka

Listing details

Common

Title: Krnica - stancija sa 16.7ha zemljišta!
Property for: Sale
Property area: 210 m²
Bedrooms: 1
Price: 1,400,000.00 €
Updated: Aug 15, 2023

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Marčana
City area: Krnica
ZIP code: 52206

Description

Description: Krnica - station with 16.7 ha of land, of which 7,000 m² for construction, with 2 buildings. Krnica is a village 9 km northeast of the municipal center of Marčana, located on a plateau above the port of Krnička, on the county road Šišan-Kavran-Rakalj, which is on the state road Pula-Barban. It is located only 3 km from the sea and the port of Krnica. Here we offer an apartment of an impressive size of 167,000 m² with 2 buildings, an original stone house on 3 floors with a total area of 210 m² and a barn of 70 m². The whole complex consists of Building Land I. category of 7000 m² consisting of two building plots and agricultural land IV. categories, a larger number of plots located in multiple locations. The house is a semi-built and uninhabited building in dilapidated condition, functionally unusable next to which is a collapsed ground floor building

70 m², a smaller building without a part of the wall and roof structure, with a garden of approximately 40,000 m². The whole is rich in suitable agricultural land and forest areas, rich in wild plants, low vegetation and wild trees of indigenous oak, holm oak and evergreen trees, which are grouped, distributed, in four micro locations near the village. The landmarks are arable land, vineyards, forests and pastures, which are in the undeveloped part and outside the built-up part of the settlement, partly surrounded by walls, built of stone. The real estate is located within the scope of the spatial plan of the Municipality of Marčana, to a lesser extent within and mostly outside the building area of the separated part of the settlement, residential and agricultural purposes, in the peripheral part of the settlement and mostly outside the settlement. The area is characterized by agricultural land without plantations of agricultural crops. The station is uninhabited and neglected. Access to the plots, which are located in the building part, is possible on privately owned field roads. The agricultural area of the Krnica settlement borders the area of the construction part envisaged by the spatial plan. Purpose of the property: economic activity, agriculture and housing for personal or tourist needs. Distance to the airport "Pula" approx. 20km. Distance from the local center of Marčana, 9km. Distance from the international seaport, approx. 23km. Distance from the highway connection 18km. Distance from the county center, the city of Pula about 24km.

Additional contact info

Reference Number: 511600
Agency ref id: 32889