

## ISTRA, MARČANA, ŠEGOTIĆI - Atraktivno građevinsko zemljište blizu mora, Marčana, Land



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, MARČANA, ŠEGOTIĆI - Atraktivno građevinsko zemljište blizu mora
Property for:	Sale
Land type:	Building lot
Property area:	536 m <sup>2</sup>
Price:	56,000.00 €
Updated:	Nov 15, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>ISTRIA, MARČANA, ŠEGOTIĆI - Attractive building plot near the sea Marčana is located in the southeast of Istria, 15 km from Pula. The area of Marčana can boast of numerous areas of untouched nature and valuable historical monuments. This micro-location has 36 kilometers of untouched sea coast, the area is the least urbanized coastal area in Istria, with crystal clear sea and lush greenery in the hinterland. Experience the beauty of small towns in the area and discover parts of Istrian history in picturesque bays, interesting churches and ruins of ancient settlements. About 2.5 - 3 km from the sea, in a pleasant location, this land of 536 m<sup>2</sup> is located. The plot is of a regular shape, located in a quiet location, raised in relation to the road. The access is directly from the road, the infrastructure is located on the land itself (electricity and water, telephone). The location is well connected by traffic, about 25 minutes drive to Pula and about 9 minutes to Marčana. Shops, restaurants, school, kindergarten are 5 to 10 minutes' drive away. The nearest beaches are about 5 minutes' drive away. This building plot can be ideal for investment in terms of construction of holiday facilities/villas with a swimming pool due to the proximity to the sea and good traffic connections, in a quiet and rural location. In front of the land there are agricultural plots that guarantee privacy and peace to the location itself. There is a possibility of buying a larger area. Ideal for building a family house or holiday villa. Dear clients, the</p>
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agency commission is charged in accordance with the General Business  
Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25675

### Additional contact info

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