

IZUZETNA INVESTICIJSKA PRILIKA 22 895 m2, Marčana, Land



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	IZUZETNA INVESTICIJSKA PRILIKA 22 895 m2
Property for:	Sale
Land type:	Building lot
Property area:	22895 m ²
Price:	312,000.00 €
Updated:	Apr 15, 2024

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



Description

Description: We offer you a unique opportunity to become the owner of 22,895m² of land, of which an impressive 13,500m² is already urbanized and ready for development. This property is located near Pula, with excellent access from Duga uvala and Peruška. What makes this lot special is the absence of competition in the form of quality supermarkets or gas stations in the area. The plot is flat and runs along the edge of the road. According to research on Croatian roads, the daily traffic of Duga uvala in the municipality of Marčana from May 1st to May 10th circulates up to 600 cars per day. Given the favorable location, this land is ideal for investment in the construction of a gas station that will meet the needs of local residents and travelers. The possibility of buying a part of the plot enables adaptation to your needs and budget, making this opportunity flexible and affordable. There are 5,000 tourists and about 300 holiday homes in the area around the plot. There is also the possibility of building a solar power plant This investment brings not only the potential for significant income, but also a contribution to the development of the local community. Don't miss the opportunity to become a key player in design

future of this attractive area. Now is the time to act and realize your business ambitions on this exceptional land. I am at your disposal for any additional questions ID CODE: IS1511045

Additional contact info

Reference Number: 564311
Agency ref id: IS1511045