

## ISTRA, MARČANA - Dva zemljišta s pravomoćnim građevinskim dozvolama, Marčana, Land



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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 - Dva zemljišta s pravomoćnim građevinskim dozvolama
Property for:	Sale
Land type:	Building lot
Property area:	1291 m <sup>2</sup>
Price:	200,000.00 €
Updated:	Jul 17, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>ISTRIA, MARČANA - Two plots of land with valid building permits Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is known as a destination for the sea, holidays, wine and olive oil. It is a culturally rich settlement with crystal clear sea and an almost unreal landscape, consisting of gorgeous bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana and its fertile green fields, with gentle hills that descend to hidden rocky coves and secluded villages and towns, are the undiscovered treasures of the eastern coast of Istria. Not far from Marčana, there are two construction plots, one with an area of 647 m<sup>2</sup>, and the other with an area of 644 m<sup>2</sup>. The land has a valid building permit for a multi-storey house with a swimming pool. According to the permit, the house consists of a living room, kitchen and dining room, pantry, toilet, internal stairs leading to the first floor, 3 bedrooms with their own bathrooms and a loggia. There is a swimming pool and parking for two cars in the garden. The land is rectangular in shape, flat and has access from an asphalted road. The land is an ideal opportunity to build two family homes or as an investment in a tourist rental. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: <a href="http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja">www.dux-nekretnine.hr/opci-uvjeti-poslovanja</a> ID CODE: 32101</p>
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## Additional contact info

Reference Number: 625125

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