

## ISTRA, MARČANA - Urbanizirano zemljište s pogledom na more na rubu građevinskog područja, Marčana, Land



### Seller Info

Name:	Agencija Dux nekretnine
E-mail:	info@dux-nekretnine.hr
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
Mobile:	385 91 480 8808
Phone:	385 51 518 174
About us:	<p>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.</p> <p>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</p>

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 - Urbanizirano zemljište s pogledom na more na rubu građevinskog područja
Property for:	Sale
Land type:	Building lot
Property area:	1771 m <sup>2</sup>
Price:	300,000.00 €
Updated:	Oct 08, 2024

### Location

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



### Description

Description:	<p>ISTRIA, MARČANA - Urbanized land with a sea view on the edge of the construction area 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 municipality 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 an undiscovered treasure of the eastern coast of Istria. In this landscape of idyllic and gentle views, an urbanized plot with a sea view on the edge of the construction area is for sale. It is located on the edge of a gentle settlement whose location offers an authentic experience of a small Istrian town, intimacy, relief from all hectic efforts and a break from noise and at the same time close enough to the dynamic cities of Istria with a range of amenities and the sea. The cadastral parcel is rectangular in shape, the terrain is slightly sloping and is overgrown with low, medium and tall unkempt vegetation, it has access from an unclassified road with low traffic intensity, registered as a public good in general use, and all infrastructure systems and networks are located next to the land. According to the urban development plan of the settlement, ca. 1,465 m<sup>2</sup> of land is located in a zone of mixed use - predominantly residential, while the rest of the land is green space. Due to its micro-location, configuration, proper ownership and documentation, this</p>
--------------	--

land offers an exceptional opportunity for construction. Dear clients, the 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: 33870

### Additional contact info

Reference Number: 658356  
Agency ref id: 33870  
Contact phone: +385 92 235 9472