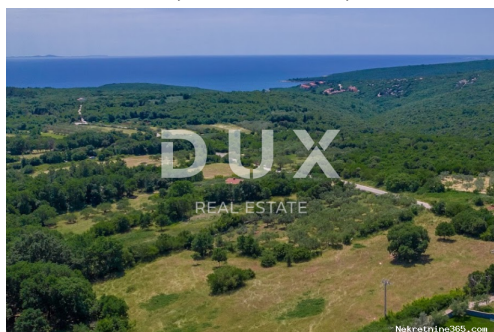


## ISTRA, DUGA UVALA - Građevinsko zemljište s ishodovanom građevinskom dozvolom, Marčana, Land



### 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, DUGA UVALA - Građevinsko zemljište s ishodovanom građevinskom dozvolom |
| Property for:  | Sale  |
| Land type:     | Building lot  |
| Property area: | 862 m <sup>2</sup>  |
| Price:         | 155,000.00 €  |
| Updated:       | Oct 10, 2024  |

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Description

|              |  |
|--------------|--|
| Description: | <p>ISTRIA, DUGA UVALA - Building land with a building permit The municipality of Marčana is located in the Istrian County in the southeastern part of the Istrian peninsula, bordering the cities of Vodnjan and Pula and the municipalities of Barban, Svetvinčenat and Ližnjan. Across the bay of Raš, the municipality of Marčana borders the municipality of Raša in Labinština. Marčana is an ideal destination for living or vacationing, far from overcrowded tourist centers. Its coast stretches for 36 km, making it the least urbanized coastal zone in Istria. It is characterized by crystal clear sea and beautiful nature in the hinterland. Start exploring the surrounding towns and discover parts of Istrian history in picturesque bays, churches and the remains of ancient settlements. In the vicinity of nice Marčana, in a quiet settlement, a building plot with a building permit is for sale. The land has an area of 862 m<sup>2</sup> and is of a regular rectangular shape. The building permit was obtained for the building with a total net area of 171.19m<sup>2</sup>. The project consists of a kitchen with a dining room with access to a covered</p> |
|--------------|--|

terrace, two bedrooms, each of which has a bathroom, a separate space designed for a laundry room, and a tavern with a separate entrance. A 20m<sup>2</sup> storage room is planned next to the building. The infrastructure is located on the field. The access road is macadam. The property offers a view of the greenery, Ownership 1/1 No burden The distance to the sea as the crow flies is 1.6 kilometers, that is, a 10-minute drive will take you to beautiful beaches and crystal clear sea. Certainly a beautiful property, an opportunity for investment in a great location, in the form of a luxury family property or an investment regarding tourism. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 33602

### Additional contact info

Reference Number: 659067  
Agency ref id: 33602  
Contact phone: +385 91 199 8034