

## ZEMLJIŠTE S GRAĐ.DOZVOLOM ZA KUĆU I BAZEN, 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>  
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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:	ZEMLJIŠTE S GRAĐ.DOZVOLOM ZA KUĆU I BAZEN
Property for:	Sale
Land type:	Building lot
Property area:	705 m <sup>2</sup>
Price:	110,000.00 €
Updated:	Oct 29, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p><b>BUILDING LAND WITH BUILDING PERMIT FOR A PREFABRICATED HOUSE WITH A SWIMMING POOL AND AN AUXILIARY FACILITY</b></p> <p>Location: Krnica, not far from Duga uvala We offer you a unique opportunity to become the owner of a building plot in the wonderful town of Krnica, just a step away from Duga uvala. This regularly shaped plot is the last in the series, ensuring peace and discretion for both your personal moments of relaxation by the pool and your neighbours. On the right side of the plot there is a concrete wall that provides additional privacy, while the left and rear sides of the plot border agricultural land, ensuring you an unobstructed view and enjoyment of nature. Main features: Prefab house with building permit: The plot is intended for the construction of a modern prefab house, for which you already have a completed master project and a valid building permit. The house has a net area of 127m<sup>2</sup> and contains spacious rooms, bathrooms, kitchen, living room and a large terrace for outdoor enjoyment. Energy-efficient construction: Prefab construction ensures minimal energy consumption for cooling and heating, with an A+ energy class. Also, instead of a standard collection pit, the installation of a bio purifier is planned, which further facilitates the maintenance of the facility. Swimming pool and auxiliary facility: The construction of a swimming pool measuring 5 x 8 x 1.5 m is planned on the</p>
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plot for additional leisure and relaxation. An auxiliary building measuring 3 x 3 m will serve as the engine room of the pool and for the accommodation of garden equipment and terrace equipment. Multipurpose use: This project is ideal for both tourist rental and personal residence or vacation. Everything is ready for construction, and there is the possibility of building a turnkey or high-end Rohbau system. All water and electricity connections have already been paid for, and access to the land is provided via a paved road. You are ready to apply for a building site and start construction to enjoy this beautiful location already in the pre-season of 2024. For additional information and viewing of this unique opportunity, please contact us: STEFANO PERUŠKO ASSISTANT IN MEDIATION Cell phone 099/721-0395 stefano.perusko@dogma-nekretnine.com CLAUDIO MEZZALIRA LICENSED AGENT Cell phone 099/285-7323 claudio.mezzalira@dogma-nekretnine.com ID CODE: IS1512779

### Additional contact info

Reference Number: 667608  
Agency ref id: IS1512779