ID: 3132

BUILDING LAND IN AN EXTREMELY QUIET AND SOUGHT AFTER LOCATION

Filipana, Marčana

179,900 €
48 €/m^2







The municipality of Marčana is located in the southeast of Istria, just a ten-minute drive from Pula, and is known for its authentic Istrian villages, stone houses, dry stone walls and untouched nature. Nearby are Rakalj and Krnica with hidden coves and beautiful views of the sea, while the area is rich in cycling and hiking trails, as well as old churches and castles. It is precisely because of the combination of privacy, nature and proximity to the city of Marčana that in recent years has become an increasingly popular location for holiday villas and peaceful family life.

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A plot of land with a total area of 3751m² is for sale, of which the area within the construction part is 1200m2 and the remaining area of 2551m2 is for agricultural purposes. The land is of regular shape, flat terrain and is lightly wooded. A neat road leads to the land, which is only a few meters away from the asphalt road. The part that is under construction is closer to the infrastructure in the entrance part of the plot. Infrastructure (electricity and water) is located at the very entrance to the plot. The position of the land provides the future owner with a wealth of possibilities for development and construction. Modern and well-maintained villas have already been built on both sides of the driveway, which immediately gives a clear picture of the future environment and further confirms the attractiveness of the location for building a family home or holiday home.
The land has thinner trees and lower vegetation, but the terrain is walkable and can be easily cleaned without major interventions. It is mostly fenced with traditional Istrian dry stone walls of varying heights, which gives it an additional indigenous character.

DISTANCE
Marčana: approx. 3 km
Vodnjan: approx. 9 km
Fažana: approx. 12 km
Pula (center): approx. 14 km
Pula Airport: approx. 12 km

The aforementioned location is a location for lovers of peace and a quality lifestyle. Due to its location, the land is ideal for building a facility for a quality life away from the hustle and bustle of life or for engaging in hospitality activities and a faster return on invested funds. The location offers complete peace, without traffic and noise — ideal for building a house for residential or tourist purposes.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Filipana, Marčana	PROPERTY ID	3132
PRICE	179,900 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	3,751 M²
ORIENTATION	-	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES

LOCATION PERMIT	-	BUILDING PERMIT	-

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Extra features

- Access road
- Forest

Infrastructure

- Electricity
- Water

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