



## SPACIOUS BUILDING LAND WITH OLIVE GROVE

 Marčana

 **220,000 €**  
24 €/m<sup>2</sup>



Marčana is a peaceful Istrian village known for its untouched nature and authentic atmosphere far from the city crowds. Surrounded by greenery, clear sea and authentic Mediterranean landscape, it is the perfect destination for anyone looking for silence, sun and true Mediterranean peace.

In such an environment, an exceptional building plot is for sale, which represents the perfect opportunity for investment or building a luxury dream villa.

- Location: quiet village, just a few minutes from the sea
- Area: 1,572 m<sup>2</sup>
- Terrain: completely flat - ideal for simple and economical construction



- Access: possible from several sides
- Infrastructure: water and electricity nearby

The plot offers the perfect balance of privacy and connectivity - close enough to the coast to enjoy the Mediterranean lifestyle, and far enough from the crowds to ensure peace and discretion. Thanks to its regular shape and flat terrain, it is ideal for building a luxury villa with a swimming pool, Mediterranean garden and spacious glass surfaces that blur the line between interior and nature. The area of 1,572 m<sup>2</sup> provides enough space for all the amenities that enhance the quality of life, while maintaining a sense of spaciousness and comfort.

An olive grove of 7,600 m<sup>2</sup> is also for sale nearby, with as many as 240 carefully tended and regularly maintained olive trees in full fruit. Located on completely flat terrain, the olive grove offers exceptional accessibility and functionality, making it ideal for both serious agricultural production and as a long-term investment.

The orderliness, healthy planting and continuous maintenance of the olive grove guarantee a stable and high-quality yield, while the size of the land and the proximity of construction land provide additional investment potential and value security. This property represents a rare combination - a combination of a fertile olive grove and construction land - which makes it an exceptional opportunity on the market. For those who know how to recognize the right opportunity - this is not just a plot and an olive grove, but the foundation of a new Istrian story.

FOR ALL OTHER INFORMATION, CALL:

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Mediation assistant

## Summary

LOCATION	Marčana	PROPERTY ID	3175
PRICE	220,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	9,172 M <sup>2</sup>
ORIENTATION	-	VIEW AT	-
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-



## Extra features

- Access road

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