ID: 3525

AGRICULTURAL LAND FOR SALE WITH BEAUTIFUL SEA VIEW

Kavran, Marčana

54,000 €
26 €/m²







Marčana is known for its authentic Istrian ambience, peaceful settlements, untouched nature and growing interest in land and rural project investments. The proximity to Pula, the sea and major roads makes this area very attractive for agriculture, olive growing, family farm projects and long-term real estate investments.

KAVRAN – 2,077 m² AGRICULTURAL LAND WITH A VIEW OF THE KRNČKA BAY

Kavran is a small and peaceful Istrian town located above the eastern coast of Istria, known for its nature, peace and proximity to beautiful beaches and bays. The location is particularly

interesting for those looking for a quiet place to relax, away from the city crowds, and at the same time only a few minutes drive from the sea.

In a quiet location in Kavran there is an agricultural land with a total area of 2,077 m², next to an asphalt road with very little traffic.

The plot is wide, beautiful and relatively regular in shape, with only one side slightly sloping. It is located along the road on one side, while the interior is bordered by a characteristic Istrian dry stone wall.

The terrain is gently sloping, and there is currently high and low vegetation on it, which allows the future owner to create his own green oasis, keep the existing greenery and plant additional Mediterranean plants and arrange it according to his own wishes.

There is also a legalized building of 18 m² within the plot. Access to the building is currently somewhat difficult, but its legalization represents an additional value of the property.

There is electricity and water on the plot, and the greatest special feature of this plot is certainly its position and view - it offers a view of the greenery, several surrounding houses and cottages, and a particularly beautiful view of the Krnica Bay.

It is less than a ten-minute drive from beautiful and clean beaches, which makes the location interesting for weekend stays, a vacation in nature or a long-term investment.

2,077 m² | agricultural land | paved access | wide and regular plot | dry stone wall | gentle slope | legalized building 18 m² | electricity and water nearby | view of the Krnica Bay | 10 min to the beaches.

A property for those looking for peace, nature and views - exactly what makes Kavran special.

If you are looking for a property to develop with a large garden, privacy and exceptional potential for a vacation or investment, the aforementioned location and property certainly deserve your attention.

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

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Summary

LOCATION	Kavran, Marčana	PROPERTY ID	3525
PRICE	54,000 €	TYPE	Land

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LAND TYPE	AGRICULTURAL	AREA	2,077 M²
ORIENTATION	SOUTHEAST	VIEW AT	GREENERY AND FOREST AND SEA
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
- Sea View
- Forest

Infrastructure

- Electricity
- Water

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