ID: 3611

FOR SALE: DETACHED HOUSE WITH BUILDING LAND, ORCHARD, AND OLIVE GROVE

Loborika, Marčana

623,300 €
2,722 €/m²







The Municipality of Marčana is located in southeastern Istria, near the city of Pula. This area is characterized by picturesque landscapes, agriculture, and tourism—particularly along the coastal stretches bordering the Adriatic Sea. Marčana is renowned for its rich cultural heritage, traditions, and well-preserved old stone houses.

In this idyllic setting lies a beautiful, modern, detached house with a floor area of 160 m², situated on a spacious 4,204 m² plot. This property offers a perfect blend of comfort, privacy, and the Mediterranean lifestyle. The house is spread over two floors: the ground floor features a fully equipped kitchen, a dining area with access to a comfortable terrace, a cozy living

room, a bedroom, a toilet, and a bathroom. The first floor contains two bedrooms—each with access to a terrace—and a bathroom. The floors throughout the property are tiled, and climate control (heating and cooling) is provided via air conditioning units. The house is fitted with wooden joinery and shutters, and it also includes a cellar and a garage. The well-maintained grounds encompass several building plots, an olive grove, and an orchard. There is an option to purchase the house along with a smaller portion of the building land.

This property represents a highly attractive and sound investment opportunity, given its living space, tranquil location, and the potential for further construction. It offers a high-quality living experience for a family, as well as the potential for rental use, which ensures a quick return on your investment.

FOR FURTHER INFORMATION, PLEASE CALL:

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Summary

LOCATION	Loborika, Marčana	PROPERTY ID	3611
PRICE	623,300 €	TYPE	House
AREA	229 m²	GARDEN AREA	4,204 m²
YEAR BUILT	-	YEAR RENOVATED	2024.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	2	TOILETS	2
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	7
POOL	-	VIEW AT	Nature
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Wooden
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	-
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	B

Extra features

- Garage
- Access road
- Terrace
- Balcony
- Garden
- Yard

Infrastructure

- Electricity
- Water

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