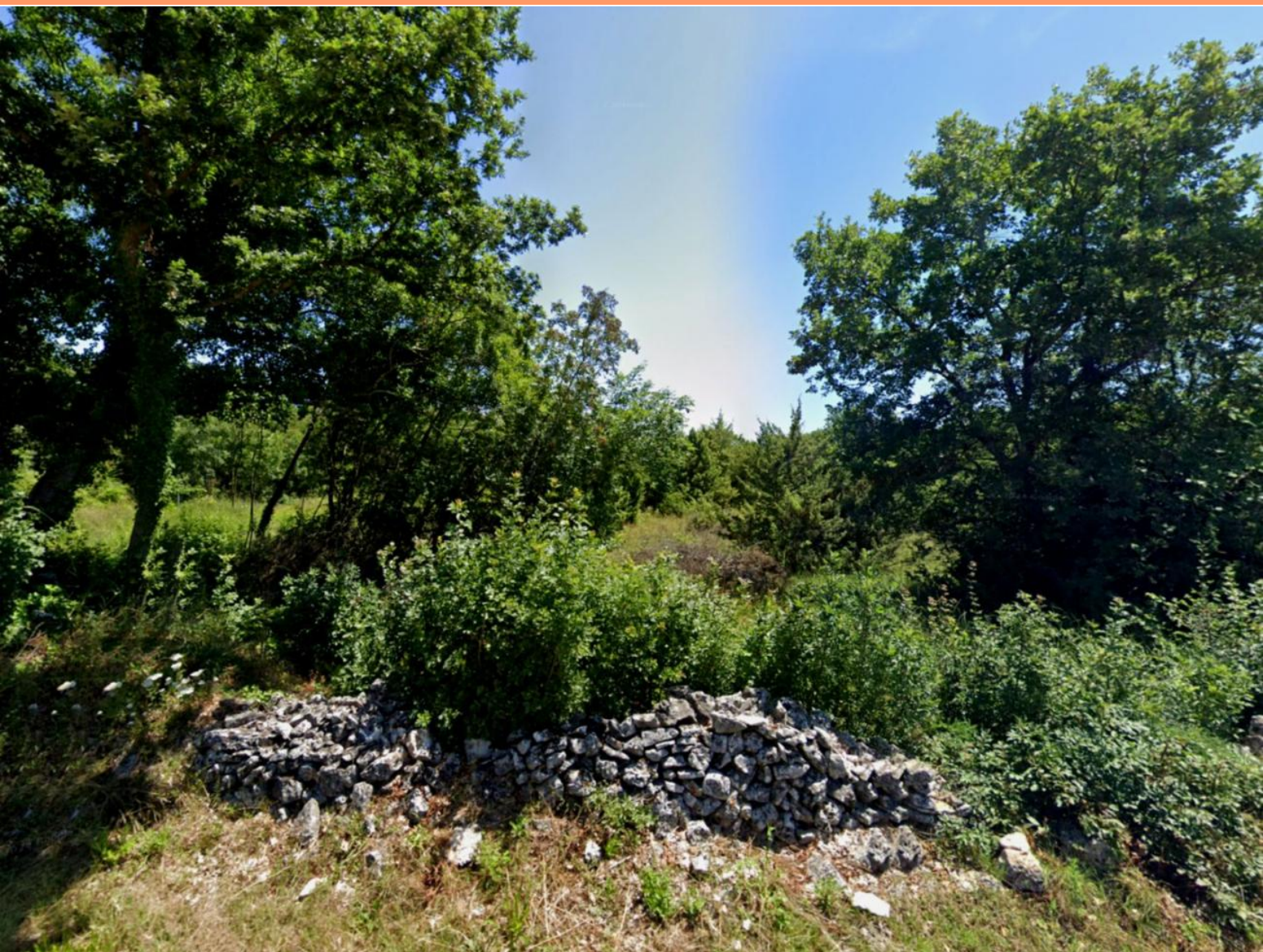


Land plot

Marčana, Istria



Ref	RE-U-37265
Type	Land plot
Region	Istria > Pula
Location	Marčana
Front line	No
Sea view	No
Distance to sea	7000 m
Plot size	1093 sqm
Price	€ 114 000

Land plot

Marčana, Istria



Building land on the edge of the village of Marcana - 7 km from the sea!

Marčana, a picturesque municipality in southeastern Istria, lies approximately 12 km northeast of Pula, the region's largest city. Known for its breathtaking coastline, rich cultural heritage, and exceptional wine and olive oil production, Marčana is a prime destination for those seeking tranquility and natural beauty. With 36 kilometers of unspoiled coastline, it remains the least urbanized coastal zone in Istria, offering a peaceful retreat amidst lush green fields, rolling hills, hidden rocky coves, and charming villages.

Situated in this idyllic setting, a building plot of 1093 sq.m. is now available for sale on the edge of the settlement. This prime location provides an authentic experience of a small Istrian town, offering privacy and serenity while remaining close to the sea and vibrant urban centers filled with various amenities. The cadastral plot is relatively rectangular in shape with flat terrain, making it ideal for construction. Essential infrastructure, including electricity, water, and electronic communication connections, is conveniently located nearby.

According to spatial planning documentation, the land is designated within a regulated undeveloped section of the construction zone for residential settlements. Its strategic location, favorable topography, and clear ownership status make it an excellent opportunity for building a private family home or a vacation residence.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Land plot

Marčana, Istria



Price per m²:
104 €

Average price/m² of this type
in this region:
291 €

Median price/m² of this type
in this region:
187 €

Average price/m² of this type
in Croatia:
272 €

Median price/m² of this type
in Croatia:
187 €

Land plot

Marčana, Istria

