

Prime Residential Land for Sale – Marčana, Istria (2400 m² + 1570 m² Agricultural)

190.000 €
48 €/m²

In the tranquil outskirts of Marčana, just 1 km from the center, lies a rare and valuable opportunity to create your dream home or investment project in sunny southern Istria. This generous 3,970 m² property offers both residential and agricultural potential, providing the ideal blend of privacy, natural beauty, and convenience.

The plot consists of:

- 2,400 m² of residential building land—perfect for one expansive family residence or two separate homes
- 1,570 m² of adjoining agricultural land—ideal for a personal garden, olive grove, or added privacy

With its southwest orientation, this parcel enjoys excellent sun exposure throughout the day—ideal for solar energy, natural light, and lush landscaping.

Location Benefits

Set in a peaceful, green area just outside the town, the location provides a calm village feel while remaining close to essential amenities. Only 1 km away you'll find:

- A local school and kindergarten
- Shops, services, and restaurants

Whether you're planning a permanent residence, vacation retreat, or rental property, this location caters to both relaxed living and practical needs.

Key Features

- Zoned residential with flexible building options

- Flat terrain with excellent access via asphalt road
- Water and electricity connections available at the plot border
- Surrounded by nature for maximum privacy and tranquility
- Quick access to Marčana, Pula, and the Istrian coastline

Development Potential

This parcel offers outstanding versatility:

- Build a modern villa with a pool and garden
- Construct two separate holiday homes for rental income
- Combine living and agricultural use for a sustainable lifestyle

With its size, orientation, and location, this plot is well-suited for eco-friendly development or a Mediterranean-style estate.

A Smart Investment in Istria

Whether you're a family seeking peaceful living close to town, or an investor eyeing the region's growing appeal, this land in Marčana checks all the boxes:

- Excellent accessibility and infrastructure
- High rental potential due to location and zoning
- Plenty of space for creative or multi-use projects

Don't miss out on this unique opportunity—your future home or investment starts here in beautiful Marčana. Contact us today to schedule a viewing or learn more.

Summary

Location	Marčana	Property ID	2602
Price	190.000 €	Type	land
Area	-	Land area	3.970 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	South
Ownership type	Co-ownership	Owner	Private owner
Price/m²	48 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Sea	9.1 km
Store	550 m
School	700 m

Center	400 m
Transportation	400 m
Pula	15.5 km
Rovinj	32.8 km
Medulin	20 km
Pula airport	10.2 km
Venezia airport	267 km

View original listing


3.970 M2


2.400 M2
1.570 M2
GRAĐEVINSKO ZEMLJIŠTE
BUILDING LAND
BAULAND
POLJOPRIVREDNO ZEMLJIŠTE
AGRICULTURAL LAND
LANDWIRTSCHAFTLICH LAND


cca 70m
cca 35m
cca 53m


3.970 M2