

MarčanaBuilding plot with agricultural land, quiet location

95.000 €
48 €/m^2

Building plot in Marčana with agricultural land, 1,985 sqm, quiet location near the centre

In a quiet and green part of Marčana, just 1 km from the town centre, there is a spacious plot offering a rare opportunity to build a family home, a holiday house, or an investment project in southern Istria. This property combines privacy, a sunny position, and a very practical location, making it attractive both for living and for investment.

The total area is 1,985 sqm, and the land consists of a building plot and an agricultural section, giving the future owner several possibilities for how to use the space. The southwest orientation ensures plenty of natural light throughout the day, which further increases the value of this property in Marčana.

Basic information:

- total land area: 1,985 sqm
- 1,200 sqm of building land
- 785 sqm of agricultural land
- quiet location in Marčana
- distance from the centre: 1 km
- southwest orientation
- flat terrain
- access from an asphalt road
- water and electricity available at the boundary of the plot

This building plot in Istria is ideal for building a family house with a garden, a villa with a swimming pool, or a holiday home intended for tourist rental. The adjacent agricultural part can be used as a garden, olive grove, extra privacy zone, or as a natural extension of the future yard.

Location advantages:

- peaceful and pleasant surroundings
- close to the school and kindergarten
- shops, services, and restaurants nearby
- good road connections to Pula and the eastern coast of Istria
- suitable location for everyday life, holidays, or rental

This kind of property in Marčana is especially appealing to buyers looking for a balance between nature and easy access to amenities. The location offers a sense of peace and privacy while still allowing quick access to everything needed.

Property potential:

- construction of a family home
- development of a villa with a swimming pool
- holiday house with tourist rental potential
- combination of residential and agricultural use
- long-term investment in an attractive location in Istria

If you are looking for land for sale in Marčana with nearby infrastructure and enough space for a quality project, this plot represents a very good opportunity. With its size, orientation, and layout, it offers a level of flexibility that is becoming increasingly hard to find on the market.

Summary

Location	Marčana	Property ID	2611
Price	95.000 €	Type	land
Area	-	Land area	1.985 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, agricultural 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

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9,1 KM
1.985 M2
CCA 70 M
CCA 18 M
CCA 53 M
1.985 M2