

Land for sale in Marčana, building and agricultural land in a sunny location

95.000 €
48 €/m²

In a quiet location in Marčana, just one kilometre from the centre, there is a plot of land that immediately stands out thanks to its size, tranquillity, and the possibilities it offers. In southern Istria, properties like this hold particular value because they combine building land, additional agricultural land, and excellent access to key amenities.

The total area of the property is 1,985 sqm, of which 1,200 sqm is building land and 785 sqm is agricultural land. This ratio makes it possible to build a home tailored to your needs while also having additional space for a garden, olive trees, relaxation, or more privacy.

The property consists of:

- 1,200 sqm of building land for residential construction
- 785 sqm of agricultural land adjoining the plot
- flat and usable terrain
- access from an asphalt road
- infrastructure available next to the plot
- southwest orientation with plenty of sunshine

Thanks to its orientation, the plot enjoys sunlight throughout the day, which is ideal for natural light, pleasant outdoor living, garden landscaping, and modern energy-efficient projects. This makes the offer especially attractive to anyone looking for land in Istria for living or investment.

What makes this location especially attractive:

- peaceful surroundings away from the city rush
- Marčana centre only 1 km away
- school and kindergarten nearby
- shops, restaurants, and everyday amenities within easy reach
- quick access to Pula and other parts of Istria

This plot in Marčana is suitable for different scenarios. You can build a family house for permanent living, a villa with a pool for holidays, or a project that combines residential and agricultural use. That range of possibilities is exactly what gives this property additional market value.

Possible uses:

- family house with a spacious garden
- modern villa with a swimming pool
- holiday house for tourist rental
- garden, olive grove, or hobby farming
- investment in property with long-term potential

For buyers looking for building land in Marčana with an additional agricultural section and infrastructure nearby, this is a property that offers more than just a plot. It offers space to create a home, peace, and a project with real future value.

Summary

Location	Marčana	Property ID	2612
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

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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GRAĐEVINSKO ZEMLJIŠTE
BUILDING LAND
BAULAND
POLJOPRIVREDNO ZEMLJIŠTE
AGRICULTURAL LAND
LANDWIRTSCHAFTLICH LAND
1.985 M2
9,1 M2
1.985 M2