

Krnica – Building Land with Permit, 6 Minutes from the Sea

105.000 €
132 €/m²

Krnica is one of those Istrian places where time slows down. This building plot lies right on the edge of the construction zone, facing southwest, next to an oak forest. Around ten old oak trees grow on the land itself. The neighbouring house is small, stone-built and modern. The kind of architecture that preserves the character of the place and sets the tone for what is built here.

What makes this land stand out is not only the paperwork, although that is in order too. Come in the morning and you will hear birds. In the evening, silence. That is a rarity that cannot be designed later or bought afterwards.

What can be built

A final and valid building permit allows the construction of a single-storey house with a net usable area of 117.05 m², a swimming pool of 31.50 m² and a garage of 58 m². The building coefficient is 0.23, with the permitted maximum being 0.301, while the utilisation coefficient is 0.20. The project is moderate in relation to the potential of the plot and leaves enough green space around the house.

The style that naturally fits here is a contemporary single-storey villa with an emphasis on privacy, garden space and openness towards the southwest.

Location in practice

The centre of Krnica is about 300 metres away on foot, while the sea is a 6-minute drive away. Pula and Pula Airport are 25 minutes away, close enough for work and travel, yet far enough to feel the difference.

Within a 5-minute walk there are two places regularly visited by locals from the surrounding area: Kum Bistro Pizzeria and Konoba Da Rocco. Nearby is also Plan Bee, a local beekeeping project with a Bee Park, homemade honey, an apitherapy house and the option to support your own beehive.

This is the kind of Istrian everyday life that foreign buyers often look for, but rarely find in the right place.

Infrastructure and documentation

Water and electricity have been brought to the plot. An asphalt road with public lighting is 30 metres away and serves as the access road. There is no sewage system in place, so a septic tank is planned, which is standard for this zone.

A final and valid building permit means construction can begin immediately, without further waiting for paperwork. For the buyer, this means time saved, and in projects like this, time is often more valuable than the plot itself.

Who this is ideal for

For a family building a home for permanent living or extended holidays in Istria. For active retirees from Germany, Austria or Italy who want peace, an oak forest at their doorstep and the sea 6 minutes away. For someone who has already visited Istria several times and understands that Krnica is not a tourist destination, and that this is exactly where its value lies.

For a detailed site visit, access to documentation and a conversation about the next steps:

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Summary

Location	Marčana	Property ID	2613
Price	105.000 €	Type	land
Area	-	Land area	797 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	Southwest
Ownership type	Co-ownership	Owner	Private owner
Price/m²	132 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land

Distances

Sea	3.7 km
Restaurant	400 m
Store	350 m
Pula	21.2 km
Pula airport	17.4 km
Sport facilities	1000 m
Vienna	589 km

View original listing


3.7KM
797 M2
797 M2
CCA 33 M
CCA 22 M
CCA 28 M
CCA 34 M
797 M2