

Building plot with a building permit | Kavran | Marčana

100.000 €
115 €/m²

Kavran – a peaceful location with completed documentation

Kavran is one of those places in the Municipality of Marčana that has not turned into a settlement of holiday homes, but has not been left empty either. People live here year-round, neighbours know each other, and in summer you can feel that the sea is close — without the crowds that come with the coast. This plot is located within an existing residential area: there are already built houses and one holiday villa nearby, which means there is little uncertainty about what the surroundings will look like in five years.

What makes this land stand out is not the location alone, but the level of preparation. The building permit has already been obtained, the project is included in the purchase, and the municipal contribution has been paid. The buyer is taking over a plot where the main step left is choosing a contractor.

What can be built

— A two-storey house with a total area of 167.55 m²
— Four bedrooms and four bathrooms according to the existing project
— Residential use, in accordance with the current spatial plan
— Flat, regularly shaped terrain with no need for costly preparation works
— South-facing orientation, providing natural light throughout the day and a practical position for the terrace

Location in practice

— Nearest bay and the sea: approx. 2 km
— Krnica, with basic amenities: approx. 5 km
— Marčana, the municipal centre, with a school and pharmacy: approx. 8 km
— Pula: approx. 25 km
— Pula Airport: approx. 20 km

These are distances that, in practice, are measured in minutes rather than requiring you to plan your entire day.

Infrastructure and documentation

Water and electricity have been brought to the plot. Kavran does not have a public sewage system, so a septic tank is planned — a standard solution for this part of Istria and one that has already been addressed in the project. Access is asphalted, with a direct connection to the public road.

Who is this ideal for

For a family planning to build a home for year-round living and wanting to avoid losing a year on obtaining a building permit. It also suits an international buyer looking for a holiday home with the option of seasonal rental — the south-facing orientation and proximity to the sea work well for that purpose.

One more thing worth mentioning: the neighbouring plot, also with a valid building permit, is for sale through us as well. If you are buying with a friend or family member, you can practically choose your future neighbour — which is quite rare.

— For viewing appointments and further information, feel free to contact us via the enquiry form or by phone.

Summary

Location	Marčana	Property ID	2624
Price	100.000 €	Type	land
Area	-	Land area	873 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	115 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	building land, building land

Distances

Sea	1.6 km
Restaurant	550 m
Store	3 km
School	9.3 km
Infirmary	9.4 km
Pharmacy	9.4 km
Kindergarten	9.5 km
Entrance to the highway	18.2 km
Pula airport	18.7 km
Pula	22 km
Venezia airport	279 km

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CCA 41 M
873 M2
CCA 21 M
CCA 34 M


873 M2



