

House with a Mediterranean garden | Kavran, Istria

155.000 €
1.938 €/m^2

A dead-end street, oak woodland all around, and the kind of quiet that is getting rare in southern Istria. Kavran is a hamlet you don't reach by accident — there is no through traffic, and the calm holds long after the season has ended. The current owners have stayed here outside the summer months as well, which says a lot about the character of the place.

Key data

- Living area: 75 m² (including a 16 m² covered terrace)
- Plot size: 400 m²
- Pool: 10 m² (above-ground)
- Bedrooms: 3 | Bathrooms: 2
- Orientation: south-east
- Energy rating: C
- Year built: 2013

Layout and condition

The house was built in 2013 and it shows that it has been looked after — maintenance is in order, with no unfinished work and no spending waiting for you the moment you move in. The split across two floors creates a natural separation: guests or older family members can stay on the ground floor, while the upper floor works independently.

- Ground floor: living room with kitchen and dining area, one bedroom, a bathroom, and access to the covered veranda, which works as an extension of the living space for most of the year
- Upper floor: two bedrooms and a bathroom
- Outdoors: covered veranda, summer kitchen with a grill, above-ground pool, and a well-kept Mediterranean garden — not decorative planting, but a garden that has actually been laid out and gives the plot its character

Comfort and infrastructure

- Heating: wood
- Electricity: 2 kW solar system; the application for a grid connection has been submitted and paid for. For year-round living, upgrading the system or completing the grid connection is recommended
- Internet: fibre optic laid nearby, connection possible. Starlink is also widely used in this part of Istria — around 30 EUR per month, quick to activate and reliable enough for working from home
- Water and drainage: public water supply, septic tank
- Condition: furnished, ready to move in

Micro-location and lifestyle

- Sea and beaches (Duga Uvala and the coves towards Kavran): ≈6 min drive
- Shop: ≈4 min drive
- Marčana (municipal centre, school, kindergarten, medical practice): ≈10 min drive
- Pula: ≈25 min drive
- Pula Airport: ≈22 min drive
- Entrance to the Istrian Y expressway (Pula/Šijana): ≈20 min drive

This part of Istria runs on a different rhythm from the west coast. Duga Uvala and the coves towards Krnica are pebbled and deeply sheltered, with pine woods down to the water and none of the crowding you know from Medulin or Rovinj. The small harbour at Krnica has stayed a fishing harbour, with local boats and local people, and boat trips to the Kvarner islands leave from there.

The food in the area is better than the size of the village would suggest:

- Pizzeria Sunset, Kavran (4.8) — in the village itself, pizza; order ahead in summer
- Konoba Da Rocco, Krnica (4.7) — Istrian and fish cuisine, ≈10 min drive
- Restaurant Pizzeria Luna, Prodol (4.7) — grill and fish specialities, ≈15 min drive

To arrange a viewing or request further information, contact us through the form or by phone.

Summary

Location	Marčana	Property ID	2625
Price	155.000 €	Type	house
Area	80 m²	Land area	400 m²
Bedrooms	3	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	1.938 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, family house

Distances

Sea	3.2 km
Store	1.7 km
Restaurant	2 km
Pharmacy	8 km

Infirmary	8 km
School	7.9 km
Kindergarten	8.2 km
Pula Airport	17 km
Entrance to the highway	17.5 km
Pula	18 km
Venezia airport	285 km

View original listing

