

Building plot for a home in peace and quiet | Loborika, Istria

95.000 €
127 €/m²

Here the day is measured not by traffic but by birdsong from the nearby woods. Radeki Glavica is a quiet hamlet of Loborika in the municipality of Marčana: rural surroundings, yet Pula, the airport and schools are within easy reach. For a buyer looking for peace, sunshine and reasonable building costs, it is an honest, practical trade-off.

Key facts

- Plot area: 749 m²
- Shape and terrain: regular, completely flat
- Orientation: south; woods nearby
- Ownership: 1/1, free of encumbrances

What can be built

A family house with basement, ground floor and first floor or, if you have renting or multi-generational living in mind, a house with up to three apartments and three above-ground floors. The flat terrain simplifies the foundations and lowers preparation costs, the regular shape leaves you free to arrange house, yard and pool as you like, and the southern aspect practically dictates where the living area and terrace go. There is no design yet, so you shape the house to your own wishes.

Planning conditions (Spatial Plan of the Municipality of Marčana, Official Gazette of the Municipality of Marčana nos. 9/09, 7/20, 4/23 and 6/23 – consolidated text)

- Location: building area of the settlement of Radeki Glavica, undeveloped serviced part, outside the protected coastal zone — building proceeds directly under the plan
- Use: residential
- Permits: building permit not yet obtained
- Building type: detached
- Site coverage ratio (kig): ≈ 0.32 — footprint up to ≈ 240 m²

- Floor area ratio (kis): ≈ 0.87
- Single-family house: basement, ground floor and first floor (2B+G+1), height 7.5 m / overall height 10.5 m, gross floor area up to 250 m²
- Multi-family house: up to three above-ground floors (2B+G+2 or 2B+G+1+attic), height 10 m / overall height 13 m, gross floor area up to 400 m², no more than three apartments
- Setback from boundaries: 3 m for buildings up to two above-ground floors, 4 m for three
- Building line: 5–15 m from the road; a family house up to two floors may be as close as 3 m
- Parking: 1.5 spaces per apartment on the plot itself

The information on building possibilities is derived from the spatial plan in force and is indicative until the location information (lokacijska informacija) is obtained; the agency accepts no liability for it. For a serious analysis we recommend engaging an architect. What to check before buying a plot (article in Croatian): Checking a building plot: what you must verify before buying or selling

Infrastructure and access

- Utilities: water, electricity and street lighting run right up to the plot; there is no public sewer in this part, so drainage is handled by a septic tank — standard here and worth budgeting for
- Access: asphalt road, quiet street
- What the buyer needs to arrange: design, building permit and connections

Our advice from experience: if you build, build turnkey — whether a traditional masonry house or a prefabricated one. One contractor, one deadline, one price. We have proven companies for both, we recommend architects and builders, and we help with obtaining the permits.

Micro-location and lifestyle

- Sea: ≈ 10 km, ≈ 15 min drive
- Loborika village centre (shop, kindergarten, konoba): ≈ 1.5–2 km, ≈ 3 min drive
- School (Marčana primary school): ≈ 8 min drive
- Pula Airport: ≈ 7 min drive
- Pula: ≈ 15 min drive
- Istrian Y motorway entrance (Pula junction): ≈ 12 min drive

Loborika lives and breathes cycling: the House of Cycling keeps the history of BK Loborika, and the village also has an equestrian centre and woods with the remains of an early medieval settlement. You won't have to go far for lunch. Vesna Loborika in the village serves Istrian cuisine with its own award-winning cheeses and olive oil (Google 4.4); in Pula, about twelve minutes by car, Konoba Kažun offers Istrian and Mediterranean dishes (4.4) and Pizzeria Tivoli awaits in Veli Vrh (4.8).

Who it's ideal for

A family building a permanent home that wants to give the children space, greenery and peace without giving up proximity to Pula, school and work — or a buyer who, alongside their own apartment, wants one or two more for family or for rent. If you're looking for a plot where building comes without surprises, this is one worth seeing in person.

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

Summary

Location	Marčana	Property ID	2630
Price	95.000 €	Type	land
Area	749 m²	Land area	749 m²
Bedrooms	-	Bathrooms	-
Parking spaces	-	Parking spaces (garage)	-
Floor	-	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	127 €	Real estate transfer tax	3%

Energy certificate	-	Subtype	building land

Distances

Sea	10 km
Transportation	900 m
Restaurant	2.1 km
Kindergarten	2.4 km
School	5.8 km
Infirmary	5.4 km
Pharmacy	5.6 km
Pula Airport	4.5 km
Entrance to the highway	5.7 km
Venezia airport	273 km

View original listing


10km
749m2




*Concept visualisation


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