

House in an oak forest near the sea and Duga Uvala | Kavran, Istria

120.000 €
2.048 €/m²

Kavran is a village on the east coast of Istria where summer is still spent in silence: oak forest, coves without crowds, and a sea you walk down to through the woods. For years this house was exactly that – the summer base of a family from Zagreb who spent every summer here with their children – and now it is looking for someone to finish it their own way. We sold the neighbouring house within three months, with more than 400,000 listing views (see the listing) – the demand for houses like this in Pula and its surroundings is real.

Key facts

- Living area: 59 m² (covered terrace included)
- Plot area: 385 m²
- Living units: 2 separate, each with its own bathroom
- Bedrooms: 1 (optionally 2) | Bathrooms: 2
- Orientation: southeast
- Year built: 2001, house legalised
- Land: oak forest
- Parking: 2 spaces on the plot

Layout and condition

The house is built of brick and concrete, and the external staircase makes the two floors independent – you can use them as two small flats or as one home.

- Ground floor: a 23.6 m² room opening onto a 7.4 m² covered terrace, plus a bathroom
- First floor: an open-plan kitchen and living area of 24.1 m² and a bathroom

The layout is flexible: upstairs can become two bedrooms, downstairs the living room with kitchen. The house is sold to be finished – the façade is missing, the floors need completing, and the solar system is worth upgrading. The wooden joinery and furniture stay. We see the greatest potential in the garden: with a little landscaping, the oak forest becomes a yard you simply cannot buy in a housing estate.

Comfort and infrastructure

- Electricity: stand-alone off-grid solar system, no grid connection – how such a system works and what to check before upgrading is explained in our article Property without an electricity connection: grid connection or an off-grid system?
- The preliminary design for the off-grid system, including equipment description, mode of operation, and terms, can be viewed here
- Heating: wood stove
- Water and drainage: municipal water supply, septic tank
- Internet: Starlink can be installed
- Condition: furnished, move-in ready once the works are completed
- Access: secured access road to the house, barbecue in the yard

Micro-location and lifestyle

- Sea and beaches: ≈ 5 min by car, and a shorter footpath leads through the forest
- Pizzeria in the village: ≈ 1,400 m
- Shop: ≈ 5 min by car
- School / kindergarten (Marčana): ≈ 12 min by car
- Krnica harbour: ≈ 10 min by car
- Pula: ≈ 25 min by car | Pula Airport: ≈ 20 min by car
- Istrian Y motorway entrance: ≈ 20 min by car

Istria's east coast is quieter than the west, and the coves of Kavran, Školjić and Ribarica are known for clear water and snorkelling. The old harbour of Krnica still lives from fishing, and for lunch there are Pizzeria Sunset right in Kavran (4.8 – pizza, order ahead in summer), Konoba Da Rocco in Krnica (4.7 – Istrian and seafood cuisine) and Restaurant Sveti Mikula near Rakalj (4.6 – fish on a terrace above the sea).

Who it is ideal for

For buyers from abroad who want peace and nature, not an estate with a view of the neighbour's terrace. It works just as well for two smaller families – two brothers, or grandparents on the ground floor and a young family upstairs – because each floor has its own entrance and bathroom. If you are looking for a house near the sea in Pula and its surroundings that you will finish to your own taste and at your own pace, with a garden in an oak forest and the sea five minutes away, this is the one.

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

Summary

Location	Marčana	Property ID	2631
Price	120.000 €	Type	house
Area	59 m²	Land area	385 m²
Bedrooms	2	Bathrooms	2
Parking spaces	2	Parking spaces (garage)	-
Floor	ground floor	Orientation	Southeast
Ownership type	Co-ownership	Owner	Private owner
Price/m²	2.048 €	Real estate transfer tax	3%
Energy certificate	-	Subtype	detached, family house

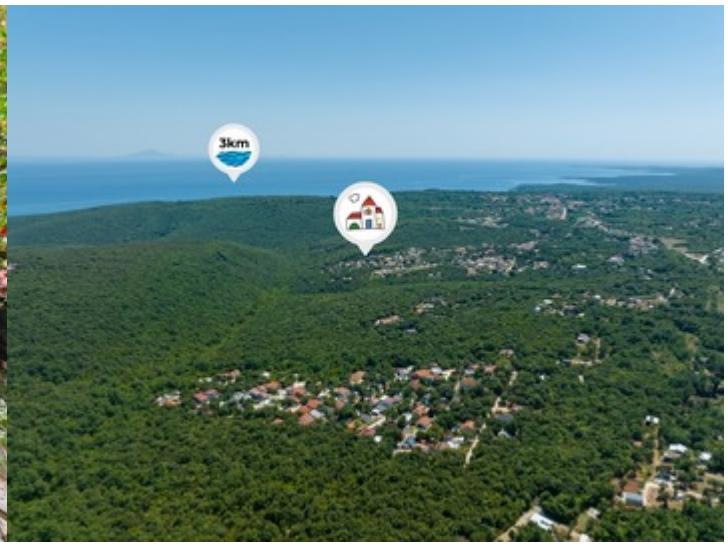
Distances

Sea	2.8 km
Restaurant	1.4 km

Store	3.3 km
School	9.2 km
Kindergarten	9.3 km
Pharmacy	9.3 km
Infirmary	9.3 km
Entrance to the highway	17.8 km
Pula airport	18.6 km
Pula	20.4 km
Venezia airport	286 km

View original listing

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