

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	10321
<b>Location :</b>	Marčana
<b>Lot size :</b>	700 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Energy efficiency :</b>	Not specified

**Price :** 210.000 €

For sale is a plot of land with a total area of 2,117 m<sup>2</sup> in a quiet part of the Lobarika settlement, just a 10-minute drive from the sea.

Of the total area, 700 m<sup>2</sup> is designated as building land, while the remaining part is classified as agricultural land, currently functioning as an olive grove and orchard.

On the building portion, there is a legalized residential building with an area of 38.29 m<sup>2</sup>, which has been assigned a house number, as well as auxiliary buildings with a total area of 34.43 m<sup>2</sup> that include a sanitary unit and a septic tank. An electricity connection is already in place, and water is available on the property.

The agricultural part is planted with 72 old olive trees and 10 trees of various fruits.

Sale is exclusively as a whole.

An ideal property for those seeking a combination of nature, tranquility, and construction possibilities, along with existing infrastructure.