

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	10520
Location :	Marčana
Lot size :	845 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 100.000 €

For sale is a construction land of 845 m², located in a quiet natural environment, just 3 km from the beach in Duga Uvala. The plot comes with a valid building permit (02/2024), paid utility and water contributions, and a completed project for a modern villa with a pool.

Access to the plot is directly from a public road. The land is flat, of regular shape, and ideal for construction.

The villa project (gross 190 m²) includes:

- 3 bedrooms, each with its own bathroom
- Open concept living room, kitchen, and dining area
- Guest toilet, storage room, and laundry room
- Pool of 45 m², sunbathing area, terrace, and outdoor shower.

A quiet and private location, ideal for relaxation, 3 km to the beach and sea (Duga Uvala), 25 minutes to Pula Airport.

For more information and viewings,