

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

Code :	11316
Location :	Marčana
Lot size :	323 m2
Garden size :	0.00 m2
Distance from center :	2400 m
Energy efficiency :	Not specified

Price : 63.750 €

For sale is a construction plot of 323 m² in the quiet area of Filipana, with a valid building permit for a house with a net area of approximately 120 m², which includes three bedrooms and a pool, making this property an extremely attractive opportunity.

The access road already has pipes installed for water, electricity, and optical internet, significantly facilitating future construction and connections. The location is peaceful, surrounded by greenery, and offers complete privacy while also providing great potential for comfortable living or a tourist investment.

The price is quoted with VAT as the owner/seller is a company. For additional information, please