

ISTRIA ADRIA

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Code :	12705
Location :	Marčana
Lot size :	596 m ²
Garden size :	0.00 m ²
Distance from center :	500 m
Distance from sea :	3500 m
Energy efficiency :	Not specified

Price : 257.500 €

For sale are two building plots near the center of Krnica.

The two building plots are located in an excellent and quiet area, just 500 m from the center and 3.5 km from the sea and beaches.

Details of the plots:

Plot 1: 596 m²

Plot 2: 559 m²

One of the plots has an approved project for the construction of a three-story building with a swimming pool. The project envisions one apartment per floor, each with an area of approximately 120 m², making this property an exceptional opportunity for investment, tourist rental, or luxury living.

Advantages:

All infrastructure paid

Electricity and water connected to the plot

Quiet location near the center

Quick possibility to start construction

These plots represent an excellent investment opportunity in an attractive location.

For more information, please

SUTEREN		koef.	
0.1	natkrivena parkirna mjesta	27,78 m ²	0,75 20,84 m ²
S1			
1.1	natkrivene stepenice	1,80 m ²	0,75 1,35 m ²
1.2	natkrivena terasa	28,84 m ²	0,50 14,42 m ²
1.3	ulazni hodnik	12,33 m ²	1 12,33 m ²
1.4	tehnika/praonica	4,97 m ²	1 4,97 m ²
1.5	soba	14,77 m ²	1 14,77 m ²
1.6	kupaonica	6,60 m ²	1 6,60 m ²
1.7	dnevni boravak, kuhinja i blagovaonica	39,80 m ²	1 39,80 m ²
1.8	soba	16,48 m ²	1 16,48 m ²
1.9	kupaonica	5,15 m ²	1 5,15 m ²
neto površina S1		130,54 m ²	115,67 m ²
NETO POVRŠINA SUTERENA		158,32 m ²	136,61 m ²

