

## ISTRIA ADRIA

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SUTEREN		koef.	
0.1. natkrivena parkirna mjesta	27,78 m2	0,75	20,84 m2
<b>S1</b>			
1.1. natkrivene stepenice	1,80 m2	0,75	1,35 m2
1.2. natkrivena terasa	28,84 m2	0,50	14,42 m2
1.3. ulazni hodnik	12,33 m2	1	12,33 m2
1.4. tehnika/paonica	4,97 m2	1	4,97 m2
1.5. soba	14,77 m2	1	14,77 m2
1.6. kupaonica	6,60 m2	1	6,60 m2
1.7. dnevni boravak, kuhinja i blagovaonica	39,80 m2	1	39,80 m2
1.8. soba	16,48 m2	1	16,48 m2
1.9. kupaonica	5,15 m2	1	5,15 m2
neto površina S1	130,54 m2		115,67 m2
NETO POVRŠINA SUTERENA	158,32 m2		136,61 m2



<b>Code :</b>	12705
<b>Location :</b>	Marčana
<b>Lot size :</b>	596 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	3500 m
<b>Energy efficiency :</b>	Not specified

**Price :** 257.500 €

For sale: Two building plots near the center of Krnica

Two building plots are for sale, located in an excellent and peaceful area near the center of Krnica, just 500 meters from the center and 3.5 km from the sea and beautiful beaches.

Basic information:

- \* Plot 1: 596 m<sup>2</sup>
- \* Plot 2: 559 m<sup>2</sup>

There is an option to purchase a single plot or both together.

Additional value:

One of the plots comes with an approved project for the construction of a modern three-story building with a pool. The project includes:

- \* 3 separate apartments (one per floor)
- \* Each apartment approximately 120 m<sup>2</sup>
- \* Pool and hot tubs

This property represents an excellent investment opportunity for tourist rental or luxury living.

Advantages:

- \* All utility contributions and taxes paid
- \* Building permit/project ready for implementation
- \* Water and electricity already connected to the plot
- \* Quiet and attractive location
- \* Possibility of quick start of construction

These plots represent a rare investment opportunity in one of the most sought-after locations in Istria.