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Code :	12780
Location :	Marčana
Lot size :	677 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 175.000 €

For sale is an attractive building plot of 677 m² located in a quiet, green area of the village of Peruški, in the Municipality of Marčana. The land is particularly valuable due to the presence of 14 beautiful indigenous old olive trees.

According to the valid location information, the parcel is situated within a mixed-use zone.

Building possibilities:

- Maximum built coefficient (kig): 0.30
- Possibility to build a structure with a footprint of up to 203 m²
- Allowed construction: ground floor + 2 floors
- Maximum height of the building: 10 m

Due to its location and permitted number of floors, the future building can achieve an open panoramic view of the sea from the upper levels.

Infrastructure and location advantages:

- Newly asphalted access road next to the parcel
- Electricity and water connections in close proximity
- Peaceful and well-maintained surroundings
- Ideal for a luxury villa with a pool or a private residence
- Just a few minutes' drive to beautiful beaches and hidden coves

This property represents an excellent opportunity for investors and buyers seeking an exclusive location in Istria, surrounded by nature and Mediterranean charm.

For more information, please