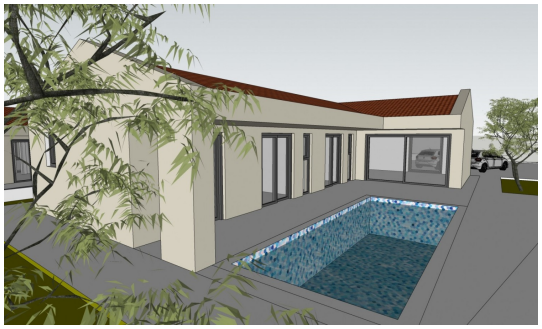
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Code :	13487
Location :	Marčana
Lot size :	681 m2
Garden size :	0.00 m2
Distance from center :	3600 m
Energy efficiency :	Not specified

Price : 99.000 €

For sale is a construction plot of 681 m² located in a quiet neighborhood near Marčana, with a valid building permit for a modern single-story house and an outdoor pool. All main projects (architecture, construction, installations, pool technology) have already been completed and approved.

The project envisions a single-story house optimally positioned on the plot, with a landscaped yard and privacy. The permit includes a pool measuring 8.5 × 3.5 m, along with the necessary technical documentation.

The plot is situated within the construction area of the settlement, with planned landscaping and 2 parking spaces. Electricity has been paid, and water is located next to the plot. Construction can begin immediately!

Location:
10 minutes from Medulin, 15 minutes from Pula, and 10 minutes from the sea – ideal for a peaceful family life or investment in tourist rentals.
Note: There is an option to purchase an additional 3700 m² of agricultural land.

Utilities are paid, electricity is settled.