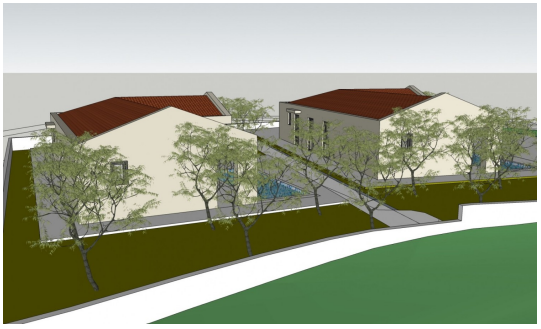
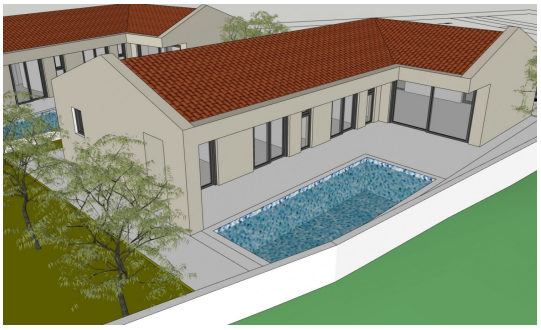
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071











Code :	13488
Location :	Marčana
Lot size :	1292 m2
Garden size :	0.00 m2
Distance from center :	3700 m
Energy efficiency :	Not specified

Price : 199.000 €

We are selling two separate building plots, each with an approved main project and valid building permit for a modern single-story house with a pool. Construction can begin immediately.

PLOT 1
Area: 681 m². Planned single-story house with a pool measuring 8.5 × 3.5 m. The project includes two parking spaces and a landscaped yard.

PLOT 2
Area: 610 m². Planned single-story house with a pool of the same dimensions, two parking spaces, and landscaped green areas. Electricity has been paid, water is located next to the plot, and utilities are paid!

Location:
A quiet Istrian settlement, ideal for family living or tourist rental. 10 minutes to Medulin, 15 minutes to Pula, and 10 minutes to the beach.

This property represents an excellent opportunity for investors looking for quick construction realization, private buyers wanting a modern single-story house with a pool, or the development of two villas for tourist rental. If both plots are purchased together, agricultural land is included in the price!
Note: The plots can also be purchased separately.