

## ISTRIA ADRIA

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|                            |               |
|----------------------------|---------------|
| <b>Code :</b>              | 13966         |
| <b>Location :</b>          | Marčana       |
| <b>Lot size :</b>          | 620 m2        |
| <b>Garden size :</b>       | 0.00 m2       |
| <b>Distance from sea :</b> | 2000 m        |
| <b>Energy efficiency :</b> | Not specified |

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| <b>Price :</b> | <b>85.000 €</b> |
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For sale is an attractive building plot of 620 m2, located in a peaceful area of the municipality of Marčana. The location offers a perfect blend of tranquility, nature, and proximity to the sea, making the parcel ideal for building a family home, a vacation villa, or an investment project.

The land is of regular shape and slightly sloped towards the south - perfect for constructing a building with a panoramic view.

Electricity and water connections are available at the site, with access road included. Already from the ground floor, there is an open view of the Kvarner Bay and the islands of Cres and Lošinj.

Just a few minutes' drive to unspoiled beaches: Luka Krnica, Duga Uvala, Kavran.

In close proximity: a shop, a children's playground, and all amenities necessary for daily life.

This property represents an excellent opportunity for those seeking a peaceful location near the sea, while also offering great connectivity to larger cities and tourist attractions.

For more information, please

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