

ISTRIA ADRIA

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SUTEREN		koef.	
0.1	natkrivena parkirna mesta	27,78 m2	0,75 20,84 m2
S1			
1.1	natkrivene stopenice	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	tehnik/praonica	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	39,60 m2	1 39,60 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



Code :	14835
Location :	Marčana
Lot size :	596 m2
Garden size :	0.00 m2
Distance from center :	500 m
Distance from sea :	3500 m
Energy efficiency :	Not specified

Price :	257.500 €
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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 m²
- * Plot 2: 559 m²

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 m²
- * 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.