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Code :	16301
Location :	Marčana
Building size :	76 m2
Lot size :	2280 m2
Garden size :	0.00 m2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	1999

Price : 197.000 €

For sale is a detached single-story house with an area of 76 m², located on a spacious plot of 2,280 m² in the vicinity of Marčana. The house is built of brick and is in a shell construction phase, consisting of two rooms and a bathroom, which gives the future owner the opportunity to complete and arrange it according to their own wishes.

Of the total land area, 1,920 m² is within the construction area, which opens up additional possibilities for upgrading the existing building or potential subdivision. A water connection is located near the plot, while the electricity connection has been paid for and is planned to arrive at the plot.

The property is situated in a quiet location, close to the main road. The center of Pula is approximately 23 km away, the nearest beach and shops are about 5 km away, while a restaurant is just 1 km from the house.

Thanks to its privacy, large land area, and potential for further development, this property represents an interesting opportunity for living, vacationing, or investment.