

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550



Code :	11419
Location :	Marčana
Lot size :	700 m ²
Distance from center :	1000 m
Distance from sea :	8000 m
Distance from airport :	10 km
Energy efficiency :	Not specified
Year of construction :	0000

Price : 130.000 €

This building plot of 700 m² is situated in a peaceful and natural environment, surrounded by agricultural land on both sides, ensuring privacy and security. The location is ideal for those seeking tranquility while remaining close to all essential amenities. The plot offers a stunning, direct view of nearby islands, making it a perfect choice for nature lovers.

All utilities are already paid for and brought to the plot. The project includes the construction of a modern two-story house with a total area of 219.18 m². The design features four bedrooms, each with its own bathroom, a spacious open-plan living room with a kitchen and dining area, a swimming pool, a summer kitchen, and expansive terraces, perfect for relaxation and enjoying the outdoors.

The plot is conveniently located just 1 km from the center of Marčana, 9.5 km from Pula Airport, and only a few minutes' drive from the nearest beaches. This location offers an ideal combination of privacy, a peaceful environment, and proximity to all necessary facilities, including shops, schools, and other services.

This property represents an excellent opportunity to build a family home or a vacation house with a high level of comfort. Additionally, there is an option to purchase a completed "turnkey" home, saving time and providing maximum flexibility in planning your move-in.

For more information or to arrange a viewing, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.