



Istria, Rakalj, building land, 3382, 1500m from the sea



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 183,670.7

Location

Pays:	Croatie
Soumis:	18/09/2026
Description:	
Location:	Istarska županija, Marčana, Rakalj.

We offer an interesting property located in the quiet Istrian town of Rakalj, in the municipality of Marčana, only about 20 minutes drive from Pula and Pula Airport. This is a location that combines an authentic Istrian ambience, proximity to the sea and good transport connections, and is particularly notable for the fact that the land is located on the very edge of the construction area, towards the natural environment and the sea.

The property consists of two cadastral plots with a total area of 3,382 m², of which 1,057 m² is construction land, while an additional 2,325 m² refers to agricultural land. The construction plot is the last plot in a row, and according to the information provided, no new construction is planned on three sides outside its borders. Such a position provides an additional level of privacy, peace and a sense of openness to nature.

The property is given special value by the completed conceptual design of a modern villa with a swimming pool, which gives the future owner a concrete basis for developing their own home or investment project, instead of starting from the plot itself.

According to the conceptual design, the construction of a modern detached villa with a gross area of approximately 280 m² is planned, with an outdoor swimming pool, basement, ground floor and first floor.

The facility is designed on the southwestern, or highest part of the building plot, in order to make the best use of the land position, privacy and natural surroundings. The basement is planned as a garage space for



two to three cars.

The ground floor includes a spacious open-concept living room, a kitchen with a dining room, an integrated utility room or laundry room, a guest bedroom with its own bathroom, a storage room and a large covered terrace with direct access to the pool.

On the first floor, there are two bedrooms, one of which is the more spacious master bedroom, a shared bathroom of approximately 10 m² and a shared terrace accessed by both bedrooms.

The bathroom is designed with a double sink, toilet, bidet, shower and bathtub, while the terrace provides additional outdoor space for relaxation and enjoyment.

The architectural solution is conceived in a contemporary style, with a flat roof, large glass surfaces, cantilever elements and clean modern lines. The outdoor pool and covered terrace further emphasize the concept of a villa intended for a pleasant stay, privacy and connection of indoor and outdoor space.

ABOUT THE LOCATION

Rakalj is a small Istrian town located above the Raška Bay, known for its preserved natural environment, traditional architecture and a quieter way of life. Unlike the most famous tourist centers of Istria, Rakalj offers a more authentic atmosphere, with proximity to the sea and the opportunity to enjoy nature without the everyday crowds.

In the immediate vicinity of the property there is an elementary school, kindergarten, shop, bakery and restaurants, which makes the location practical for year-round living, and not just for occasional stays.

Rakalj is known for its coast, hidden coves and natural beaches. The surrounding area includes the Port of Rakalj and the Kalavojna Bay, while the area is also home to cycling trails and the Stjepan Hauser hiking trail, approximately 5 km long, connecting natural bays and the coastal landscape.

One of the special features of the location is Stari Rakalj, a historic area above Cape St. Nikola, where the remains of a former fortress and the church of St. Agnes are located. From this position, there are wide views of the Bay of Raška, the Labin area and the Kvarner Bay.

Rakalj is also the birthplace of the Istrian writer and economist Mijo Mirković, better known as Mate Balot, and his birthplace is now decorated as a memorial ethnographic collection.

The land is approximately 1,500 meters from the sea, which allows relatively quick access to the coast, while at the same time maintaining the peace and privacy characteristic of the interior of the settlement.

Pula and Pula Airport are approximately 20 minutes away by car, which is an important advantage for future owners who want easy access to the city, the airport and all necessary amenities. Rakalj is located in the area northeast of Pula, above the Bay of Raša, in a natural and traffic-accessible part of southern Istria.



CONCLUSION

This property represents an interesting opportunity for buyers who want to build a modern villa in a peaceful Istrian environment, with the advantage of an already developed conceptual design and spacious land.

The building plot of 1,057 m² provides the basis for the realization of the designed villa, while an additional 2,325 m² of agricultural land gives the property additional spatial value and a sense of privacy. The combination of modern architecture, swimming pools, large outdoor spaces and natural surroundings can be interesting both for personal use and for the development of a tourist property.

It is especially important to emphasize that this is the last building plot in a row, on the edge of the construction area, which is a rare characteristic on the market. Such a position can be particularly attractive to buyers who want to avoid immediate future construction in the neighborhood and are looking for a property with a pronounced sense of openness and privacy.

A property that offers more than just a plot of land – a concrete foundation for creating a modern villa, with peace, privacy and the natural surroundings of one of the most authentic locations in southern Istria.

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Commun

Pied carré fini: 3382 m²

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Information additionnelle

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