



ISTRIA, MARČANA - Land with building permit and sea view



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	EUR 150,000

Location

Country:	Croatia
Posted:	Feb 09, 2026
Description:	
Location:	Istarska županija, Marčana, Marčana.

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Marčana is a municipality in the southeast of the Istrian peninsula. It is located about 12 km northeast of Pula, the largest city in Istria. It is known as a destination for sea, vacation, wine and olive oil. It is a culturally rich municipality with crystal clear sea and an almost unreal landscape consisting of luxurious bays and green peninsulas. Its 36 kilometers of coastline is the least urbanized coastal zone in Istria. Marčana and its fertile green fields, with gentle hills that descend to hidden rocky coves and self-contained villages and towns are the undiscovered treasures of the eastern coast of Istria.

In this landscape of idyllic and gentle views, there is a land for sale with building permit and sea view. The microlocation offers an authentic experience of a small Istrian town, intimacy, relief from every hectic effort and a break from noise, while also being close to the sea and dynamic cities of Istria with a range of amenities.

The cadastral plot is irregular in shape, the terrain is flat and clean, and the electricity, water and electronic communication infrastructure is located near the land.

The land has a valid building permit for the construction of a residential building that does not disturb the environment with its architecture, but creates a synergy of the natural environment and modern design and a swimming pool.

It is designed as a comfortable detached house with one residential unit that extends over two floors.



Due to its microlocation, configuration and documentation, this land offers an exceptional opportunity for building a family home or a holiday home.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:
<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja>

ID CODE: 45167

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Common

Finished sq. ft.: 882 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T24767/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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