

# Land plot

## Marčana, Istria



<b>Ref</b>	RE-U-29291
<b>Type</b>	Land plot
<b>Region</b>	Istria > Pula
<b>Location</b>	Marčana
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Plot size</b>	106795 sqm
<b>Price</b>	Price upon request

### **Grand Terrain for Investment Tourist Complex, Waterfront Location!**

Marčana is a municipality located in the southeastern part of the Istrian peninsula, about 12 km northeast of Pula, the largest city in Istria. Known as a destination for sea, relaxation, wine, and olive oil, Marčana is a culturally rich area with crystal-clear waters and an almost surreal landscape of lush bays and green peninsulas. It boasts 36 kilometers of coastline, the least urbanized in Istria. Marčana and its fertile green fields, gentle hills descending to hidden rocky coves, and unassuming villages are an undiscovered treasure on the eastern coast of Istria.

In a pristine corner of unspoiled nature within the Marčana Municipality, offering impressive views, an investment tourist complex is for sale, located right by the sea. The land offers a view of the Kvarner Bay and is predominantly terraced, sloping from north to south, covered mostly with low, medium, and tall wild vegetation typical of the area.

According to the spatial planning documentation, the land is within a designated construction area for commercial purposes—specifically hospitality and tourism—within the coastal zone. The area is governed by an Urban Development Plan.

The area of the urbanized land is 70,234 m<sup>2</sup>, with a total of 77,400 m<sup>2</sup> including access roads and external parking. Of the total area, 51,304 m<sup>2</sup> is designated for hospitality and tourism purposes for a hotel (T1), while the remaining 13,282 m<sup>2</sup> is designated for a tourist resort (T2).

The hospitality and tourism purpose in this plan includes services in tourism such as accommodation, food, recreation, and entertainment. The development area is planned to accommodate up to 490 beds: the hotel (T1) can host up to 440 beds, and the tourist resort (T2) up to 50 beds, all built and managed according to regulations, categorization, and specific standards for hospitality facilities.

The hotel (T1), with a maximum capacity of 440 beds, is planned as a unified spatial-functional entity under single management, featuring a hotel building with up to 4 above-ground floors, totaling 6 floors, and a maximum height of 18 meters. The tourist resort (T2), with a maximum capacity of 50 beds, will also be a unified entity under single management, consisting of multiple standalone buildings including accommodation units, reception, and other hospitality and ancillary facilities. The villas are designed as standalone structures with up to 4 floors, 3 of which are above ground, and a maximum height of 10.5 meters.

This unique property, rich in all the elements needed for the development of tourist facilities, presents an exceptional investment opportunity.

Price is over 20 mio euro.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Average price/m<sup>2</sup> of this type  
in this region:  
564 €

Median price/m<sup>2</sup> of this type  
in this region:  
296 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
361 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €

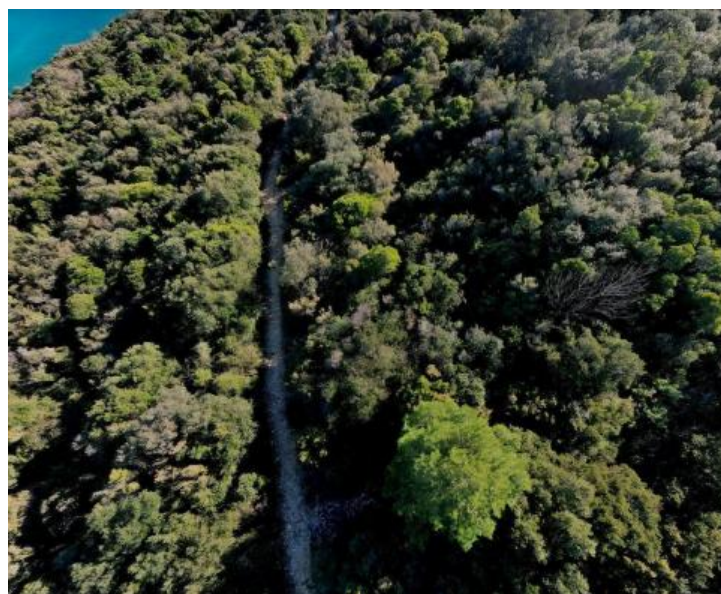
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