



## SPACIOUS BUILDING – AGRICULTURAL LAND

 Višnjan

 **85,000 €**  
23 €/m<sup>2</sup>



Višnjan, located in the heart of Istria, is known for its rich history, peaceful surroundings and outstanding natural beauty. This small town enchants with its characteristic stone streets, traditional Istrian houses and beautiful views of the surrounding fields and the sea in the distance. Višnjan is also known for its observatory, which makes it a center of astronomical activities. With authentic Istrian gastronomy, a peaceful lifestyle and proximity to the coast, Višnjan offers the perfect balance between tradition and modern comfort, making it an ideal destination for those looking for a relaxed life in the heart of Istria.

The spacious plot of land measuring 3,676 m<sup>2</sup>, located on the edge of an urbanized area, offers the perfect balance between peace, privacy and development potential. Of the total area, about



750 m<sup>2</sup> is building land, while the remaining 2,920 m<sup>2</sup> is agricultural land, making it ideal for those who combine a modern lifestyle with a love of nature. There are around 65 quality-planted cherry trees throughout the property, adding value and the opportunity to enjoy your own fruit products. The neutral slope and regular square shape of the land make it easy to plan and build, while the asphalt road is located in close proximity, ensuring easy access. 15 km from the sea, this land offers the perfect combination of rural charm and proximity to urban amenities, making it an excellent opportunity to build a family home or invest in an idyllic setting.

This spacious 3676 m<sup>2</sup> plot, located on the edge of an urbanized area, is an excellent opportunity for those looking for a balance between peace, privacy and development potential. It offers the possibility of building a family home while simultaneously using an orchard of 65 cherry trees. The neutral slope, regular square shape and proximity to the asphalt road make it practical and easily accessible, while the distance of only 15 km from the sea adds value to the location. This property perfectly combines rural charm with modern conveniences, making it ideal for living, investment or both in an idyllic setting.

FOR ALL FURTHER INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

+385976833743

kruna.petrovic@family-nekretnine.hr

Kruna Petrović

Licensed agent

## Summary

LOCATION	Višnjan	PROPERTY ID	2411
PRICE	85,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	3,676 M <sup>2</sup>
ORIENTATION	SOUTHWEST	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDERLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	-	BUILDING PERMIT	-



## Extra features

- Access road

## Infrastructure

- Electricity
- Water

[View original listing](#)