ID: 3226

BUILDING LAND IN GALIŽANA ON THE EDGE OF THE ZONE – PRIVACY + POSSIBILITY OF PARCELLIZATION

Galižana, Vodnjan

370,000 €
103 €/m^2







We offer an extremely attractive building plot of 3567 m^2, located in one of the most sought-after and pleasant parts of the Pula area - Galižana.

Galižana is known for its authentic Istrian atmosphere, peace and the increasing demand for quality real estate. It is ideal for those who want to escape the city crowds, and yet be only a few minutes drive from Pula, Fažana and the sea. What sets this plot apart from the others is

its exceptional location on the edge of the construction zone, with a view and orientation towards the greenery and forests owned by the Croatian Forests, which means one thing:

- no future construction in front of you
- maximum privacy and peace

POTENTIAL THAT OPENS UP POSSIBILITIES

With its 3567 m^2, this plot offers extraordinary potential for various projects:

- construction of a luxury villa with a large garden
- several residential units
- investment project (tourism or rental)
- peaceful family oasis in nature

POSSIBILITY OF PARCELIZATION - INVESTMENT POTENTIAL

According to the existing parcelization proposal, the land can be divided into several construction plots (approx. 6-7 plots with an area of 680 m^2 to 830 m^2), which makes this property extremely interesting for investors. The old olive grove, including an olive tree about 150 years old, also provides special value - a detail that gives the space the character, story and authenticity that buyers are increasingly looking for today.

This kind of opportunity rarely appears on the market, especially in a location that combines peace, nature and proximity to all amenities.

INFRASTRUCTURE - READY FOR IMPLEMENTATION

- electricity and water on the land
- sewerage in the immediate vicinity
- neat access road

Everything ready for a quick start of construction without complications.

WHY IS THIS A GREAT OPPORTUNITY?

- rarely available large plot
- edge of construction zone - long-term security and privacy
- nature + peace + proximity to the city
- ideal for living or investment
- authentic Istrian charm

If you are looking for land that offers more than square meters - space, peace, security and long-term value, this is a property that does not appear on the market often.

Contact us today and secure a location that has it all - and more.

ID: 3226

FOR ALL OTHER INFORMATION CALL:

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Summary

LOCATION	Galižana, Vodnjan	PROPERTY ID	3226
PRICE	370,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	3,576 M²
ORIENTATION	-	VIEW AT	GREENERY
NUMBER OF FLOORS	-	ACCESS ROAD	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
OWNERSHIP TYPE	ORDENLY	CERTIFICATE OF OWNERSHIP	YES
LOCATION PERMIT	YES	BUILDING PERMIT	YES

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Extra features

- Access road

Infrastructure

- Electricity
- Water
- Sewerage

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