ID: 3236

SPACIOUS LAND AT THE END OF THE SETTLEMENT AND RIGHT NEXT TO THE URBANIZED

Valtura, Ližnjan

168,000 €
25 €/m²







Located in the southeastern part of Istria, the Municipality of Ližnjan is an increasingly sought-after destination for a peaceful life and smart investments. The proximity to the sea, untouched nature and authentic Istrian atmosphere make this location the perfect choice for those looking for an escape from the city bustle, but also a secure long-term value.

In the settlement of Valtura, this spacious agricultural land with a total area of 6,762 m² is located. It is located in a quiet environment, just a few meters from existing houses, discreetly tucked into a small bay and surrounded by greenery, which gives it additional privacy and a

special feeling of harmony with nature. The land is not overgrown with forest, but is low-lying with a few larger trees. The terrain is relatively flat with a gentle slope.

The property is on the very edge of the urban area, which certainly makes the aforementioned land attractive. What makes this property truly special is the impressive, old and large tree that dominates the space and gives the land a unique character and natural shade - a detail that is rarely found on land.

- The plot consists of several units:
- the entrance part of a regular shape that allows easy access from the paved road and the residential part.
- the middle part of a slightly narrower shape
- the final part of a completely regular shape, surrounded by olive groves and untouched greenery in an extremely quiet place away from roads and noise. Ideal for a beautiful olive grove or orchard.

The terrain is a combination of a flat part and a gentle slope, which additionally opens up the possibilities of different concepts of arrangement and use.

This property represents an exceptional opportunity for investment - either as a long-term investment in land with potential, or for the development of a project in accordance with the natural environment and future development plans of this area.

Land with character, location and potential - a rarity on the market.

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

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Summary

LOCATION	Valtura, Ližnjan	PROPERTY ID	3236
PRICE	168,000 €	TYPE	Land
LAND TYPE	AGRICULTURAL	AREA	6,762 M²
ORIENTATION	-	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	-

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Extra features

- Access road

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