ID: 3619

RARE OPPORTUNITY ON THE MARKET – UNIQUE LAND IN THE HEART OF ISTRIA

Gračišće

315,000 €
8 €/m²







Gračišće is a picturesque municipality located in central Istria, known for its rich historical and cultural heritage, preserved nature, and authentic Istrian atmosphere. Surrounded by green hills, forests, and beautiful natural landscapes, this area offers an exceptional sense of peace, privacy, and connection with nature. Thanks to its favorable geographical location and good transport connections with other parts of Istria, Gračišće is an attractive destination for residential living, holidays, and real estate investment.

In a peaceful and beautiful location within the municipality of Gračišće, an exceptionally spacious plot of land with a total area of 38,789 m² is for sale, of which 2,000 m² is designated

for construction. The land is situated in a natural setting, surrounded by greenery and forests, offering a high level of privacy and a pleasant escape from everyday city life. The plot features gently terraced terrain, and its large size provides various possibilities for use and efficient utilization of the space. The property has a well-maintained access road, ensuring easy and unobstructed access to the land. An additional advantage is the existing electricity, water, and sewage connections, which significantly facilitate future construction. A decision on building conditions has been issued for the land, indicating the possibility of constructing a single-story house with an area of 120 m², in accordance with the prescribed conditions. The combination of a building-designated area and exceptionally spacious surrounding land offers the opportunity to create a unique private oasis in a beautiful natural environment.

This property represents an excellent opportunity for buyers seeking spacious land with building potential, complete privacy, and direct contact with nature. Thanks to its peaceful location, generous size, existing infrastructure, and documentation confirming the possibility of construction, the land is ideal for the future development of a family home, holiday home, or as a long-term investment. The combination of natural beauty, spaciousness, and building potential makes this property a special opportunity to create your own peaceful retreat in the heart of Istria.

FOR ALL FURTHER INFORMATION, PLEASE CONTACT:

+385 98 174 8680
dean.zunic@family-nekretnine.hr
Dean Žunić
Licensed Real Estate Agent
Family nekretnine d.o.o.

Summary

LOCATION	Gračišće	PROPERTY ID	3619
PRICE	315,000 €	TYPE	Land
LAND TYPE	FOR BUILDING	AREA	38,789 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	-

ID: 3619

Extra features

- Access road
- Forest

Infrastructure

- Electricity
- Water
- Sewerage

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